

DEVELOPMENT SERVICES DEPARTMENT **ENVIRONMENTAL COORDINATOR** 450 110th AVENUE NE BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PRC	OPONENT:	FANA Four 10	06, LLC
LOC	CATION OF PROPOSAL:	10655 NE 4 th Str 106 th Avenue NE	reet; 305 108 th Avenue NE; 350 106 th Avenue NE; 320
Dev Police restand Builde is in GF	relopment Plan (MDP), Decicy Act (SEPA) to redevelocate the space. Proposal in construction of three build liding heights range from 10 polyelogy with this application.	sign Review, and p 2.87 acres of m cludes phased de lings in three phase to 27 stories. De phase I propose	Threshold Determination under the State Environmental nixed use development containing residential, hotel, and emolition of four buildings (approximately 140,000 GSF) uses (approximately 749,567 GSF) and 970 parking stalls. Design Review for Phase 1 of the mixed-use development uses two residential towers over a 3-story podium (599,653 26 parking stalls. Development is anticipated to occur
FILI	E NUMBER: 15-123106-L	_P and 15-12310 ⁴	4-LD
prot not Coc	bable significant adverse in required under RCW 43. profinator reviewed the co	mpact upon the e 21C.030(2)(C). T mpleted environn	Bellevue has determined that this proposal does not have a environment. An Environmental Impact Statement (EIS) is This decision was made after the Bellevue Environmental mental checklist and information filed with the Land Use nation is available to the public on request.
	There is no comment p submitted written com must be filed in the C	ments before the	IS. There is a 14-day appeal period. Only persons who DNS was issued may appeal the decision. A written appeal by 5:00 p.m. on
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	This DNS is issued under date below. Commer also subject to appear on	er WAC 197-11-3 nts must be submi eal. A written ap ——:	340(2) and is subject to a 14-day comment period from the nitted by 5 p.m. on This DNS is ppeal must be filed in the City Clerk's Office by 5 p.m.
adv pro pro	verse environmental impac	cts; if there is signi environmental imp	proposal is modified so that it is likely to have significant nificant new information indicating, or on, a proposals pacts (unless a non-exempt license has been issued if the s procured by misrepresentation or lack of material
		llend	1 19 17 Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers Attorney General Muckleshoot Indian Tribe



City of Bellevue **Development Services Department** Land Use Staff Report

Proposal Name:

FANA Four 106, LLC

Proposal Address:

10655 NE 4th Street; 305 108th Avenue NE; 350 106th Avenue

NE; 320 106th Avenue NE

Proposal Description:

Master Development Plan and Design Review approval to redevelop 2.87 acres of mixed use development containing residential, hotel, and restaurant space. Proposal includes phased demolition of four buildings (approximately 140,000 GSF) and construction of three buildings in three phases (approximately 749,567 GFA) and 970 parking stalls. Building heights range from 10 to 27 stories. Design Review for Phase I of the mixed-use development is included with this application. Phase I proposes two residential towers over a 3-story podium (599.653 GFA) and 4 levels of below grade parking for 326 parking stalls. Development is anticipated to occur over a 10 years period.

File Number:

15-123106-LP and 15-123104-LD

Applicant:

FANA Four 106, LLC

Decisions Included:

Process II, Combined Master Development Plan, Design Review

Decision, and SEPA Determination

Planner:

Antoinette Pratt, Senior Planner

State Environmental Policy Act Threshold Determination:

Determination of Non-Significance (DNS)

Carol V. Helland, Environmental Coordinator

Development Services Department

Director's Decision:

Approval with Conditions Michael A. Brennan, Director **Development Services Department**

Carol V. Helland, Land Use Director

Application Date:

September 15, 2015

Notice of Application Date:

October 8, 2015

Minimum Comment Period:

October 22, 2015

Public Meeting: **Bulletin Publication Date:** October 29, 2015 January 19, 2017

Appeal Deadline:

February 2, 2017

For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

Development Services Department • 425-452-4570 • Hearing Impaired: dial 711 450 110th Avenue NE, Bellevue, WA 98004

Table of Contents

I.	Request, Phasing & Review Process	2
II.	Site Context & Description	5
III.	Site and Building Design	7
IV.	Consistency with Land Use Code/Zoning Requirements	13
V.	Public Notice & Comment	25
VI.	Technical Review	27
VII.	State Environmental Policy Act (SEPA)	32
VIII.	Changes to Proposal	35
IX.	Downtown Design Guidelines and Decision Criteria	36
Χ.	Master Development Plan Decision Criteria	42
XI.	Design Review Decision Criteria	45
XII.	Decision	50
XIII.	Conditions of Approval	50

I. PROPOSAL, PHASING & REVIEW PROCESS

A. Proposal/Request

FANA Four 106 LLC has requested approval for a Master Development Plan (MDP), Design Review, and Threshold Determination under the State Environmental Policy Act (SEPA) to redevelop 2.87 acres of mixed use development containing residential, hotel, and restaurant space. The proposal includes phased demolition of four buildings (approximately 140,000 GSF) and construction of three buildings in three phases (approximately 749,567 GFA) and 970 parking stalls. Building heights range from 10 to 27 stories. Design Review for Phase I of the mixed-use development is included with this application. Development is anticipated to occur over a 10 year period.

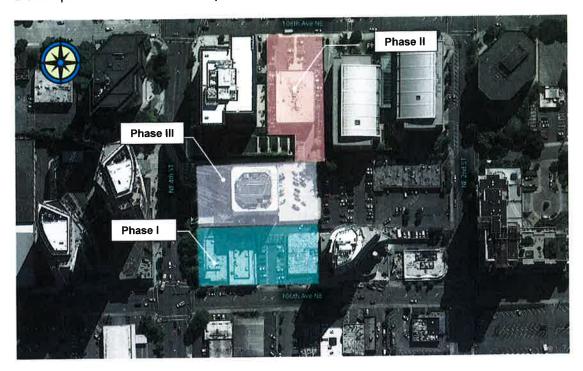
Phase I of this MDP consists of an 120 room hotel and 326 residential units, underground parking, restaurant, pool bar and resident amenities in two residential (hotel and multifamily) towers over a three story podium (599,653 GFA) and 4 levels of below grade parking for 326 parking stalls. The applicant has applied for an MDP for this proposal so that extended vesting may be obtained beyond the 2-year period. MDP approval is vested for a period of 10 years per Land Use Code (LUC) 20.30V.180 from the date of approval.



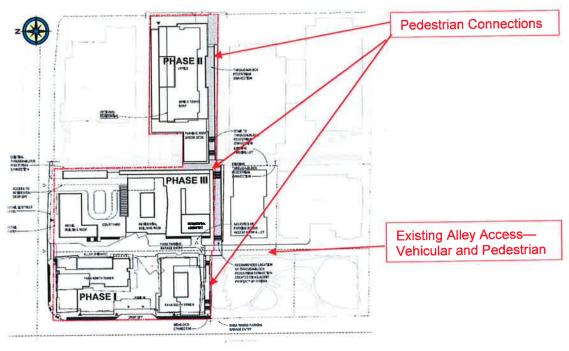
View East of West Elevation

B. Master Development Plan Phasing

Development of the MDP is expected to occur in three phases:



Proposed Phasing Plan



Site Plan for MDP Phasing Plan

Phase I: The first phase of development is comprised of two parcels located at the corner of NE 4th Street and 106th Avenue NE, directly north of Soma Towers, and south of Bellevue Towers. Parcel "A" (350 106th Avenue NE) is .48 acres and Parcel "B" (320 106th Avenue NE) is .44 acres. A Boundary Line Adjustment will be required to remove the existing lot line to allow construction of the two towers. See Section XIII.C for related condition. The proposed project will include two residential towers which are 27 stories each with a connecting three story podium below. The north tower will contain approximately 120 hotel rooms and 101 residential units above the hotel. The south tower will be solely residential and will contain approximately 225 units. The total development will equate to a gross floor area of 599,653. Four levels of underground parking will accommodate approximately 326 stalls.

Phase II: The second phase of development will occur on a .79 acre property located at 305 108th Avenue NE, which is located south of Expedia and north of the Civica office buildings. MDP Option A and MDP Option B are dependent upon the market and need in Bellevue for the future as noted below:

- The MDP Option A will consist of a 10 to 14-story office building up to 221,000 GSF with underground parking for 375 to 560 cars accessed off of 108th Avenue NE. The ground floor podium will have the office lobby and street level retail.
- The MDP Option B will consist of 10 to 27-story residential tower of 185,000 to 218,000 GSF with underground parking of 150 to 240 cars accessed off of 108th Avenue NE. The tower will have approximately 420 to 640 residential units over a podium that contains the lobby, street-side retail and the residential amenities.

The south edge of both options will contain landscaped through-block pedestrian connections which will complete the eastern half of the connection between 108th Avenue NE and 106th Avenue NE.

Staff has reviewed both development options and determined that with either option, the applicant will need to confirm that the Transportation Impact Analysis (TIA) submitted by Transportation Engineering Northwest (TENW) remains valid for the MDP and does not modify the environmental analysis conducted under the 2016-2027 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS), dated December 2015. It should be noted that TENW conducted its trip generation results based upon the worst case scenario which is MDP Option A. See Section XIII.A for related condition. See Section VI.D for further discussion regarding Transportation.

Modifications may be made to an approved MDP. If the modifications are minor in nature, a Land Use Exemption will be required. Modifications beyond the original scope that exceed the thresholds of a Land Use Exemption and require additional transportation analysis, will require submittal of a new MDP for staff review and approval. See Section XIII.A for related condition.

Phase III: Phase III is the mid-block site that fronts on NE 4th Street. It is located on the site of the current FANA Key Tower Building and parking structure (10655 NE 4th Street) with a site area of 1.15 acres. The development will consist of a 5 to 10-story residential tower of between 90,000 to 105,000 GSF, a 2-story retail pavilion located at the corner

of NE 4th Street & 106th PI. NE (alley) of approximately 9,000 GSF and below-grade parking of 90 to 180 accessed from the alley. The tower will have 90 to 120 residential units above a podium that contains the lobby and residential amenities. The residential tower will be positioned in the middle of the site to allow sunlight into the auto arrival plaza on the north and the landscape amenity garden on the south.

C. Review Process

The applicant has requested a consolidated review of the Master Development Plan (MDP), Binding Site Plan (BSP), and Phase I Design Review. Master Development Plan, Binding Site Plan, and Design Review applications are Process II Administrative Decisions, pursuant to Land Use Code 20.35.200. The MDP is the City's mechanism to ensure the following elements are consistent with the Downtown Subarea policies and regulations:

- Site Development including structure placement
- Vehicular and pedestrian mobility
- Required amenities
- Phasing to conform to the terms of the Land Use Code

The Design Review application is the City's mechanism to ensure site development and structures comply with the MDP and Land Use Code regulations regarding structure design and compatibility with surrounding uses. It also ensures that building development is of high design quality.

D. Binding Site Plan

LUC 20.30.165.A permits merger of Binding Site Plans with Design Review applications. In this instance, the State standards of RCW 58.17.035, Alternative Method of Land Division – Binding Site Plan applies. Prior to building permit issuance, the applicant will be required to file the approved Binding Site Plan with King County Recorder's Office. See Section XIII.C for related condition.

II. SITE CONTEXT & DESCRIPTION

A. Site Context



The proposed MDP contains three separate parcels with significant topography between parcels. Phase I has topography that ranges from 130 feet at the northwest corner to 120 feet at its southwest corner. Phase II has an elevation of 165 feet at 108th Avenue NE. Phase III has a topographic change between 140 feet and 150 feet from NE 4th Street.

Phase I, Design review is located at the southeast corner of 106th Avenue NE

and NE 4th Street. 106th Avenue NE is designated by the City's Comprehensive Plan as the "Entertainment Avenue" of the downtown. The designation was applied to this street

Four 106 15-123106-LP & 15-123104-LD Page 6 of 63

so that it will develop with a concentration of uses that will provide an array of shops, cafes, restaurants, and clubs to active pedestrian uses by day, while providing after-hour venues at night. The Transportation Department classifies 106th Avenue NE as a minor arterial while NE 4th Street is classified as a major arterial.

This site is bounded by NE 4th Street and Bellevue Towers on the north side of NE 4th Street. Key Bank is located to the East which will be Phase III of the MDP, Soma Towers to the south and to the west by two one story buildings across 106th Avenue NE. The best available views are oriented to the west overlooking low-rise commercial buildings to Lake Washington and the Seattle skyline beyond. Views of the Cascades lie to the east and southeast. However, future development to the west may block westerly views from the building.

The site is located in the City Center South District which connects to other downtown neighborhoods. The City Center South neighborhood is characterized as a mixed-use neighborhood with restaurant, retail, and residential uses. Phase I will contain two areas for social gathering. The first is located at the outdoor courtyard adjacent to the drop off lane on 106th Avenue NE. The second area of activities will take place at the second level which is activated by the pool bar. These spaces are available to everyone, not just hotel guests and residents. At the northwest corner of the podium, the applicant proposes a restaurant/bar at the pedestrian level. Vision glass will be provided along NE 4th Street and 106th Avenue NE to enhance the pedestrian environment at this level. The vision glass should be clear (non-tinted, non-reflective) window glass. The windows shall not be obstructed with devices such as curtains, blinds, etc. and shall allow continuous visual access into the retail spaces with exception for sun shading at seasonal times of the year. Blinds shall be raised when the sun intensity has receeded. See Section XIII.D for related condition.

The primary vehicular access for Phase I will be located at the southeast corner of the site off of an existing alley running north-south through the block. As required by the MDP and discussed in Section I.C, pedestrian mobility is of paramount importance. To fulfill this requirement, the applicant has proposed that the east/west mid-block connector be located at its south property line and north of the Soma Towers to provide pedestrian connectivity to future phases II and III. The City accepts said location for the mid-block connectors.

B. Zoning

The property is located within the Downtown-02 (DNTN-02) land use district, City Center South. The site does not lie within a perimeter district nor is there an applicable concomitant agreement noted for the property.



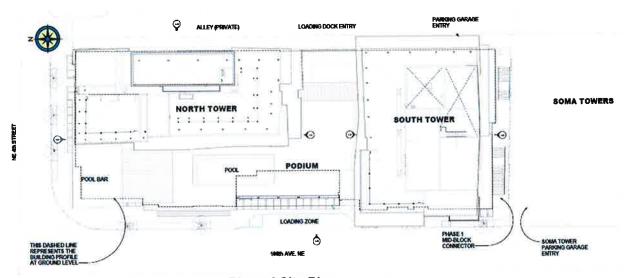
Aerial of Zoning in Proximity to Site

III. SITE AND BUILDING DESIGN

Site Design (Phase I, II and III)

The proposal is divided into three phases as outlined above. The applicant is pursuing MDP approval to plan for the phased redevelopment of 2.87 acres in the downtown. As noted earlier, the overall MDP site has a considerable grade change across the three phases of nearly 45 feet.

Phase I: Within the first phase of development, the proposed 3 story podium, with its expansive windows and highly active street level uses, results in a building that invites the public in. Phase I includes spaces that encourage the mixing of local residents and visitors, and activates a street that at present, does little to enhance the pedestrian environment. Within the Phase I site, the grade change is approximately 18 feet east/west. The existing vehicular access point for the project for Phase I is located off of the private alley for both hotel and residential users. A valet service will be provided off of 106th Avenue NE for hotel guests. By directing hotel and residential access from the private alley for Phase I and the future Phase III, this provides an opportunity for uninterrupted pedestrian oriented uses along the street frontages of NE 4th Street and 106th Avenue NE.



Phase I Site Plan

Phase II: The MDP uses considered for Phase II are structured to allow the applicant to best match the future market demand and needs in the downtown core. While the site can support either an office or residential development, the rapid pace of development in downtown Bellevue can strongly influence which direction will result in the most viable project. Absent an anchor tenant for an office use, residential may be more practical for this in-fill site as a viable development option. The analysis included in this MDP application outlines the size and impacts of both options.

Phase III: Phase III development proposes to demolish the existing nine story office structure and replace it with a two-story retail/restaurant building and a residential tower separated by an auto court. As this parcel does not have high-visibility and is not a corner site, it is better suited to a residential use. Accommodating the significant grade change along the street frontage will result in interesting modulation of the street façade. In addition, the smaller floor plate size associated with residential projects will enhance the access to light and air for this site, and the surrounding developments.

The site plan for the MDP will include pedestrian connections as contemplated for the three phases of the MDP. Currently the existing north/south segment contains a discontinuous segment of the mid-block connection between Expedia and Civica. It will be connected with development of Phase II. The east/west connection will be complete once Phase III development occurs.



View of North/South and East/West Pedestrian Connections

Pedestrian connections will also occur within the private alley between Phases I and III. As the MDP progresses to Phase III, additional pedestrian improvements will be added to enhance this alley for the pedestrian as depicted below. See Section XIII.C for related condition.



View South of Alley between Phases I and III

At the completion of the proposed MDP development, these segments will be connected and provide attractive, safe, and interesting pedestrian pathways across the block. Pedestrian amenities will be further refined at each phase as the MDP progresses. Sheet MDP-A.21 provides an overview of proposed lighting (bollard, exterior step light, and landscape up lighting), benches, litter receptacles, and vine walls. Additional detailing will occur with the future design review applications to continue these pedestrian amenities. See Section XIII.C for related condition.

Building Design (Phase I Development)

The major elements of the project include a three-story podium that contains the shared amenities and public spaces, below-grade parking structure, and two residential towers. The north tower is a 27-story combined hotel and residential tower. The south tower is a 27-story residential only tower.

Podium Design



View East of Podium and Sidewalk at West Elevation

The podium functions as the central hub of the project. Three major space components contain the primary functions of the podium:

- Lobby for the hotel and residence at the north end,
- Lobby for the south residential tower,
- Restaurant/bar and its support functions between the two lobbies.

The intent of these spaces is to provide continuous flow between the identified functions so there is vibrancy of activity and interaction of the patrons. Grand, open, double height spaces are designed to allow social interactions to take place. An open bar and demonstration kitchen will connect restaurant patrons with the creation of their meals and beverages. The finishes of the spaces will have a raw, refined quality that reflects the Pacific Northwest aesthetic: natural materials, a sophisticated palette and warm inviting feel.

Vision glass has been provided at the north and east elevations of the podium to activate the pedestrian environments along NE 4th Street and 106th Avenue NE. This creates a transparent edge that brings the interior functions to the pedestrian on the sidewalk and adds to the feeling of the urban environment becoming part of the space inside. Natural stone and Corten steel-like veneer walls help to define the edges of the sidewalk courtyard and draw the eye to the amenity deck and pool bar at level three. A sidewalk courtyard has been provided at the midpoint of the podium to allow a gathering space at the pedestrian level which further activates the sidewalk on 106th Avenue NE. The presence of this courtyard in the center of the podium further breaks down the scale of this element to the pedestrian level while creating an "interior" outdoor space for its Sidewalk canopies along 106th Avenue NE and NE 4th Street of steel and glass provide weather protection for the pedestrian while defining entries into the lobby spaces. Service and loading are contained within the podium off the alley level along the east façade. These back-of-house functions connect at mezzanine levels to the service elevators and the rest of the building. This allows ease of service to all areas of the lobbies, hotel, residences, amenities and restaurant while hiding these spaces from public view. Included in the service area is place for all recycling storage and holding for both towers and the podium.

Tower Design



The towers have been designed as orthogonal glass towers oriented to maximize views, divided with multi-storied recessed slots to emphasize the verticality and slenderness of the towers. The slots are off-set to break the façade faces and to add variety of unit layouts. The north tower is split horizontally between the hotel function and the residential component by a recessed 14th floor terrace on which landscaping will introduce nature to the midlevels of the tower. The north tower also is shortened horizontally

by a half-bay to increase the slenderness factor of the upper tower. The elevator / stair core is off-set to the east allowing the western facing units to take full advantage of the territorial and city views. The eastern core is clad in a Corten steel - like / metal panel system that emphasizes the tower verticality and materiality of the podium. The upper three floors are recessed and have a horizontal terrace at each level to enforce the "crown" cornice at the top. The soffits at the recessed floors are clad with a wood-look material. When viewing from below, you see a warm, natural looking horizontal plane that contrasts with the glass and metal window wall.

Rooftop Design



Rooftop Aerial

Through enhanced rooftop tower design and meeting the requirements of the FAR Amenity Incentive System, the project seeks the 250 feet basic height plus 15% additional height allowed by the LUC for a total of 287.5 feet with integrated uninhabited roof top mechanical for another 15 feet which totals 302.6 feet for overall height. See Section IV.C for further discussion of height. To that end, the top of the building will continue the vertical emphasis of the tower design by continuing the vertical slots. The penthouse elevator over-runs and the mechanical equipment are housed behind screen walls which hide the different elements. The corners of the towers continue the window wall emphasis into a metal panel screen system. On the inside corners of the towers, the buildings are topped with a trellis eye-brow system clad in Corten steel-like panels. The intent is to bring some of the amenity / podium level design language to the top of the building.

Building Exterior



To distinguish the residential nature of this building from the nearby commercial office buildings, the building exterior is primarily a window-wall system using two different glass types to give further emphasis on the recessed vertical slots. The floor slabs will be clad in an insulated panel that is part of the window wall system. Operable windows will occur at all residential and hotel units with an awning type window unit. Slim profile exhaust ventilation louver panels for each residential unit will be incorporated into the window system just below the floor slab panels. The applicant will be required to provide to-scale plans for

venting the hotel and residential units. Vents from the individual units should extend to the roof, and not out the side walls, unless the applicant can demonstrate that the vents can be designed and constructed to successfully integrate with the overall design of the building exterior. Screening and installation details must be submitted and approved by the Development Services Department. See Section XIII.C for related condition.

The applicant proposes to utilize Corten steel-like panels and glass spandrel in the design to hide columns or demising walls between units. Some internal wall partitions will be hidden behind vertical mullions of the window system. Horizontal cladding of the upper level balconies extends into fin extrusions using Corten steel - like panels. The exterior envelope will follow the Washington Energy Code in providing insulation over exposed structural elements and building enclosure.

Parking Design



All parking is located in below grade structured parking. The entry access is located off the alley on the south-east corner of the building. A drop-off/ loading zone on 106th Avenue NE allows guests to use valet parking. The right-turn access into the NE 4th Street alley will allow self-parking into the garage. The parking garage will

accommodate residential parking located at the upper parking floors. A shuttle elevator will allow direct access to the hotel, restaurant and pool-side bar from underground parking. Valet parking will be located between the self-parking and residence stalls. The residential elevators access all the garage levels for convenience of the residences directly to their units.

Four 106 15-123106-LP & 15-123104-LD Page 13 of 63

Amenity Level Design

The amenity deck is located at Level 3. It will include an outdoor pool/terrace, a publically accessible poolside bar, meeting rooms, a spa/fitness center, resident BBQ terrace/"great room" lounge and landscaped areas. Lush landscaping will be provided at this level. It will have a western orientation to maximize sunlight. The amenity deck is a communal bridge for the project where both hotel guests and residents can partake in the activities available. The residential towers rise about the amenity deck on columns with generous vertical height, transparent window walls into the meeting rooms and lounges. The different spaces are set back from the edge of the towers to allow the deck to slide under the building and continue the theme of inside – outside spaces. The pool bar acts like a glass beacon sitting on the corner of NE 4th and 106th Avenue NE hanging above the street corner. The bar has inside and outside spaces allowing all-season / all-weather uses. To protect this area from odors emanating from restaurant mechanical equipment, all venting will be required to be routed to the roof or away from amenity deck and all pedestrian connections. See Section XIII.C for related condition.



View of Northwest Corner with Pool Bar Above

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

Uses are regulated by Section 20.25A.115. In addition, the uses proposed for this project are permitted with Design Review approval subject to meeting the Design Review criteria of Land Use Code (LUC) 20.25A.110 and the Design Guidelines – Building/Sidewalk Relationships of LUC section 20.25A.115.

Because this site is subject to a Binding Site Plan, the dimensional standards are applied to the MDP as a whole rather than individually on a lot per lot basis. Building height is the only dimensional standard applied to each individual structure within the MDP. Additionally, the applicant has calculated the FAR aggregate for the entirety of the MDP and has arrived at a gross measured floor area of 599,653. The adjusted floor area without major vertical penetrations and mechanical areas which fulfills the LUC definition of gross floor area, leaves a net floor area of 417,567.

The applicant has proposed to utilize the bulk of the available FAR for Phase I development which is permitted via the Binding Site Plan process. Each calculation includes new construction, existing construction and demolition as each phase occurs. As noted earlier in this report, two scenarios are provided for Phase II development which will be dependent upon future development considerations.

Phase I will utilize an FAR of 4.3, Phase II will utilize an FAR of 5.9 and Phase III will utilize the remaining FAR to the maximum of 6.0. Use of the Binding Site Plan will allow the sale of the future phases but any new owners/successors will be limited to the identified development potential for each phase. This will be noted on the face of the BSP for filing with King County Recorder's Office. See Section XIII.C for related condition. See chart below for the MDP analysis and Phase I overview which is summarized as follows:

Binding Site Plan/MDP FAR Phasing Analysis

FANA Fourth Street

FANA FAR Calculation per Construction Phase

This represents maximum square feet to be built in the MDP.

10/31/2016

Lot Area		124,998
Base Permitted Floor Area (Base FAR x Project Limit)	4.0	499,992
FAR Subject to Amenity System (except for retail)	2.0	249,996
Total MAX. FAR except retail	6.0	749,988

MDP - Option A

FAR per Construct Floor Area for FAR		Phase 1 417,567	Phase 2 221,000	Phase 3 111,400
FAR breakdown p	er Construction Phase			
		Phase 1	Phase 2	Phase 3
	Phase 2 existing Office	23,352	(23,352)	- 3
	Phase 3 existing Office	96,571		(96,571)
cumulative Floor Area for FAR	New Construction - Office	*	221,000	*
	New Construction - Residential	417,567	•	111,400
	Net GFA for FAR	537,490	735,138	749,967
Cumulative FAR		4.3	5.9	6.0

MDP - Option B

FAR per Construc		Phase 1 417,567	Phase 2 221,000	Phase 3 111,400
	per Construction Phase	411,007		
AK DIEAKGOWII P	A CONSTRUCTION FILESC	Phase 1	Phase 2	Phase 3
	Phase 2 existing Office	23,352	(23,352)	
entrologically es	Phase 3 existing Office	96,571		(96,571)
Cumulative Floor Area for FAR	New Construction - Office	- E		· ·
	New Construction - Residential	417,567	218,000	114,000
	Net GFA for FAR	537,490	732,138	749,567
Cumulative FAR		4.3	6.9	6.0

Phase I Dimensional Requirements

Item	Basic Permitted	Proposed Phase 1	Comments/Conditions
Project Limit	No min/max	40,332 SF Phase 1	Located in DNTN-02
Building Height	150 FT basic 250 FT max	Ave. Finish Grade: 129'-9 ½ " Roof Elevation:	LUC 20.25A.020.A.2 Measured from finish grade :
	287.5 FT with unique architectural features	412'-6 ½ " 286.75 FT Parapet Elevation: 416'-6 ½"	Max height 250 FT plus 37.5 FT (15%) with unique architectural features, plus 15 FT for uninhabitable mechanical space, = 302.5
	302.5 FT to top of mechanical screen	302.5 FT to top of mechanical screen	LUC 20.50.012 – Building Height
	432'-3 ½ "	432'-3 ½ "	Meets requirement.
			Refer to discussion in Section IV.C
Lot Coverage	100%	100%	LUC 20.25A.020.A.2 Meets requirement
Floor Area Ratio (FAR)	Non Residential: 4.0 Basic 6.0 Max	417,567 SF + 23,352 SF + 96,571 SF = 537,490 SF	LUC 20.25A LUC20.25A.020 Footnote (8) & (10)
	Residential: 4.0 Basic 6.0 Max	New construction phase one + existing phase 2 + existing phase 3	Meets requirement Refer to MDP chart above
		537,490 SF/124,998 SF=	
		4.30 FAR*	*This project is Phase 1 of a 3 Phase Master Development Plan with Binding Site Plan.
Gross Floor Area (GFA)	No min	599,653 SF Parking = 125,050 SF Stairwells = 22,660 SF Atriums = 13,852 SF Mechanical = 51,052	LUC 20.50.020F Includes everything in structure, except vent shafts, stairwells, atriums, exterior balconies (includes parking). Meets requirement

Item	Basic Permitted	Proposed Phase 1	Comments/Conditions
Exempt Retail	1.0 FAR Max	5,984 SF	LUC 20.25A.020.B.3
		Including restaurant and kitchen – necessary function area for restaurant space	LUC 20.25A.115 Pedestrian-oriented retail meeting the applicable requirements
			are excluded from the FAR
			Meets requirement
Gross Floor Area	749,998 SF	417,567 SF	LUC 20.50.020F
(GFA) for FAR	(124,998 x 6.0) This reflects all 3 phases of MDP	GFA – Parking – Mechanical = GFA for FAR	GFA minus parking and mechanical floors or areas, (divide by net on-site area)
	development	599,653 SF - 125,050 SF - 51,052 - 5,984 SF = 417,567 SF	Meets requirement
Floor Area per Floor Above 40 FT	24,000 gsf/f for non- residential	North Tower L3 and up: 9,980 SF (Non res)	LUC 20.25A.020.A.2 Footnote (18) (24)
	20,000 gsf/f for residential	South Tower 6,708 SF (Res use)	Meets requirement
Floor Area per Floor Above 80 FT	24,000 gsf/f for non- residential	North Tower L7 and up: 9,322 SF (Non res)	LUC 20.25A.020.A.2 Footnote (18)(24)
	12,000 gsf/f for residential	South Tower 9,074 SF (Res use)	Meets requirement
Building Setbacks Front: 106th Ave NE	0' from back of SW	0'	LUC 20.25A.020.A.2 Meets Requirements Footnote (1)(2)(3)(15)
Front: NE 4 th Street	0' from back of SW	0,	Footnote (1)(2)(3)(15)
Rear: East Side/Alley	0'/20'	Varies from 20'-0" to 22'-2"	See Upper Level Setback below
Side: South Side	0'/20'	0'	See Upper Level Setback below

Item	Basic Permitted	Proposed Phase I	Comments/Conditions
Upper Level Setback	20 FT Setback for Side and Rear applicable to all floors above 40 FT.	South Side Setback varies from 20'-8" to 23'-10 ½ " above 40' East Side Setback 20' above 40'	LUC 20.25A.020.A.2 Footnote (25) LUC 20.25A.020.B.2.c See Section IV.D below regarding modification to setback.
Sidewalk Widths/Planter Strip 106th Ave NE NE 4th Street	12'+6" curb req. (7' sidewalk + 5' planting strip + 6" curb) 16'+6" curb (11' sidewalk + 5' planting strip + 6" curb)	Sidewalk Varies 7'4" – 10'8" + 5' planting strip + 6" curb Sidewalk Varies 11' to 11'5" + 5' planting strip + 6" curb	Meets requirement LUC 20.25A.060.A.1
Street Tree/Species & Caliper	planting strip + 6 curb)	. O Carb	Meets Requirement
106 th Ave NE	Ulmus 'Morton Glossy'	Ulmus 'Morton Glossy'	LUC 20.25A.060 Plate B
NE 4 th Street	Acer Freemanii All street trees shall have a 2 ½" caliper at time of planting.	Acer Freemanii	See Section XIII.D for related landscape conditions.
Parking	Min/Max Parking Ratios		
Residential 326 units	0.0.per unit Min 2.0 per unit max	230 Stalls (.7 x 326)	Meets Requirement
Restaurant 5,984 sq. ft.	0.0 per 1000 SF min 15.0 per 1000 SF max	21 Stalls (5.98 x 3.5)	Meets Requirement
Hotel Units 120	Not a specified use by LUC	66 Stalls	Consistent with TENW Parking Study dated Feb. 2, 2016 – Table 13
Hotel Surplus	, ,	9 Stalls	
	Sex.	Hotel Total: 75 Stalls Phase I Total: 326 Stalls	See Section XIII.D for related parking condition.

Item	Basic Permitted	Proposed Phase 1	Comments/Conditions
Compact Parking	Compact Parking 65% permitted		LUC 20.25A.050.F.2 Meets Requirement
Accessible Stalls	2% with 2 van accessible stalls	10 (plus 2 van accessible)	Building Code Requirement
Loading Area	One off-street 10'x55' space, or other as approved by Director	2 loading berths within building @ 12'x34' 1 alley loading for 55' truck	Refer to Republic Services approval letter in project file dated November 9, 2016
Recycling & Solid Waste	Residential: 1.5 SF per unit 489 SF (326 units x 1.5) Retail: 5 SF per 1,000 gsf for retail uses 30 SF (5,984 SF/1,000 x5) Total Required = 519	North Tower = 295 SF South Tower = 361 SF Total = 656 SF which exceeds 519 SF required	LUC 20.20.725 Meets requirement. Refer to Sheet L1.5 and A-117 for details

B. Special Requirements

Floor Area Ratio (FAR) and Amenity Incentive System Requirements

Although the MDP is utilizing a Binding Site Plan for all three phases of development to track FAR, each phase is required to calculate amenities using the individual project footprint, and not the overall Binding Site Plan size, as shown below. Amenities shall be tracked over the course of the MDP until full build out. Refer to Section IV.A for discussion regarding MDP FAR Calculation per construction phase and Sheet A-012 for FAR Amenity Incentive System Worksheet.

Bonus Amenity Area Earned (Based on Phase 1 Lot Size and Overall MDP)

Project	Area (Site) in DNTN-O2 - Phase 1 Lot Area	40,332 SF
MDP Bir	nding Site Plan - Site Area	124,998 SF
Phase 1	Project Gross Floor Area (GFA) Proposed	599,653 SF
MDP Gr	ross Floor Area (GFA) Proposed	749,988 SF 124,998 x 6.0
	Permitted Floor Area (FAR) for <i>Residential DNTN-O2</i> Pesidential FAR (4.0) X Project Area	161,328 SF 4.0 X 40,332 SF = 161,328 SF
	Permitted Floor Area (FAR) for MDP Total	499,992 4.0 x 124,998
	I UM Permitted Floor Area (FAR) for MDP Im Residential FAR (6.0) X Project Area	749,988 SF 6.0 x 124,998 SF
nase 1 Size	BASIC FAR Amenity <u>Required</u> Basic Non- Residential FAR (4.0) x 20% of the Project Area	32,266 SF 4.0 x (0.2 x 40,332) = 32,266 SF * * 32,266 "buys" 161,328 SF
BASIC FAR for Phase 1 Using 40,332 Lot Size	BASIC FAR Amenity Earned (See Table 3 below)	39,453 SF 39,453 > 32,266 SF – Meets requirement of LUC 20.25A 020.C
BASIC	Excess BASIC	7,187 SF 39,453 SF – 32,266 SF = 7,187 SF
	BASIC FAR Amenity Required	99,998 SF
占	Basic Non-Residential FAR (4.0) x 20% of 124,998	99,998 "buys" 499,992 SF (BASIC MDP)
FAR for MDP	BASIC FAR Amenity Earned to Date with Phase 1	39,453 SF
ပ	Remaining BASIC to Earn	60,545 SF
BASI	BASIC Required – BASIC Earned (Phase 1)	99,998 SF – 39,453 SF
	NON-BASIC Earned (See Table below)	1,244,525 SF
Non- BASIC FAR – Phase 1	Remaining NON-BASIC FAR Amenity to Earn GFA – Basic Permitted FAR of 4.0	438,325 SF 599,653 SF – 161,328 SF 1,244,525 SF > 438,325 = meets bonus req.
Non- BAS	Excess NON-BASIC Provided (Phase 1 Project Provides Excess Bonus Points)	806,200 SF 1,244,525 – 438,325

	NON-BASIC Required for MDP	249,996 SF
MDP	GFA – Basic Allowable Floor Area	749,988 – 499,992
FAR -	NON-BASIC Earned from Phase 1 (See Table below)	1,244,525 SF
- BASIC	Remaining NON-BASIC FAR Amenity to Earn	0 SF
Non-		1,244,525 SF >249,996
		1,283,978 SF
Total FAR Amenity Earned (Phase 1) BASIC FAR Amenity Earned + NON-BASIC FAR Amenity Earned		(Refer to Table 3 below) 39,453 SF + 1,244,525 SF = 1,283,978 SF

- a. <u>BASIC FAR</u>: The BASIC FAR requirement equals: 20% of the project footprint for Phase 1 ADR in square feet (SF) multiplied by the BASIC FAR permitted for a non-residential building in the DNTN-O2: (0.2 X 40,332 SF) X 4.0 = 32,266 SF). The amount of BASIC FAR Amenity Earned is 39,453 SF (see Table 3 below). This amount exceeds the minimum BASIC requirement of 32,266 SF by 7,187 SF.
- b. NON-BASIC FAR: In order to develop to the proposed FAR of 4.3, the total amount of points (BASIC and NON-BASIC) required is 470,591 SF (32,266 SF + 438,325 SF). The proposed amenity package has earned a total of 1,283,978 SF of FAR amenity points as shown in Table 3 below. There will be an overall excess of 813,387 SF. The proposal meets all FAR amenity requirements.

PHASE 1 FAR AMENITIES

	Amenity	Units of Measure	Bonus Ratio	Bonus Floor Area Earned	How it Meets the Design Criteria & Benefits the Public
Ø	Marquee	2,326 LF	3:1	6,978	Developed over perimeter sidewalk on NE 4 th and 106 th Ave NE. Fulfills LUC 20.25A.030.Amenity 6.
BASIC Amenities	Pedestrian Oriented Frontage	169 LF	150:1	25,350	Bar/Lounge and restaurant uses front a perimeter sidewalk along 106 th Avenue NE. Fulfills LUC 20.25A.030.Amenity 1.
Βρ	Upper Level Pedestrian Oriented Frontage	95 LF	75:1	7,125 (95 x 75)	Pool Bar and kitchen visible from 106 th Ave NE. Fulfills LUC 20.25A.030.Amenity 1
	Sub-Total BASIC			39,453 SF	
	Underground Parking	125,050 SF	0.5:1	62,525 (125,050 x .5)	Parking areas located below Average Finish Grade (129' 9.5")
nities	Landscape Area	1,8 4 2 SF	2:1	3,684	Provides a visually and physically accessible space for hotel guests and residents
Non-BASIC Amenities	Residential Uses	288,618 SF	4:1	1,154,472	Residential units and areas devoted to community facilities.
Non-	Active Recreation Area	7,948 SF	3:1	23,844 SF	Outdoor pool deck area and fitness center for both hotel guests and residents
	Sub-Total Non-BASIC			1,244,525 SF	
	COMBINED TOTAL (BASIC + Non-BASIC)			1,283,978 SF	

C. Analysis of Height Modification

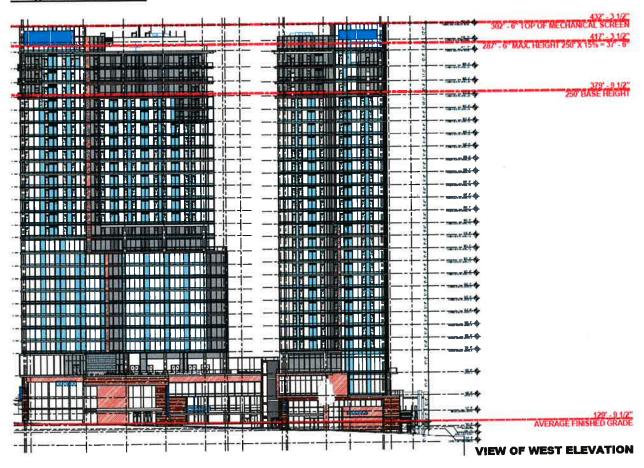
The applicant has requested a height increase beyond the maximum allowed for the underlying land use district. LUC 20.25A.020.B.4.a states the following regarding height modifications:

The maximum height identified in subsection A of this section may be increased by no more than <u>15 percent or 15 feet</u>, whichever is greater, and only if the applicant can demonstrate that the additional height accommodates architecturally integrated

mechanical equipment, interesting roof forms, significant floor plate modulation, significant facade modulation, or other such unique architectural features, and that the resulting design exceeds the quality and design requirements of LUC 20.25.110.

Average finished grade is located at $\underline{129'-9\ 1/2"}$ per Sheet A-014. The maximum building height for the DNTN-02 District is 250 feet or an elevation of $\underline{379'-9\ 1/2"}$. Height may be increased by 15 percent (37.5 feet) to 287.5 feet or an elevation of $\underline{417'-3\ 1/2"}$ per the LUC requirement noted above. An additional 15 foot increase to 302.5 feet may occur for mechanical equipment for a maximum elevation of $\underline{432'-3\ 1/2"}$. The applicant has maximized the height allowance for this site as allowed by the LUC. See the height profile below for compliance with this standard.

Height Verification:



The applicant should note that changes to the shown roof details below are subject to approval by staff and consistency with the code during building permit review. Modification to the roof design/mechanical equipment without approval may place the additional height at risk for reduction to elevation 379'-9 ½". Screening from above is necessary to complement the proposal further which will be added prior to building permit issuance. See Section XIII.C for related condition.

Height modifications are granted because the applicant has proposed the following:

The placement of the elevator overrun is at the center of the building,

- Rooftop screen walls are located to complement building massing and provide continuity to and accentuate the building by adding interesting angles and dimensions to the roof form,
- The roof screen will provide an interesting architectural feature defining the building identity,
- The colors and materials used for the mechanical equipment and penthouse screen wall will match the building body creating an architecturally integrated system.



As conditioned, the proposal is eligible for a modification of height.

D. Upper Level Setback

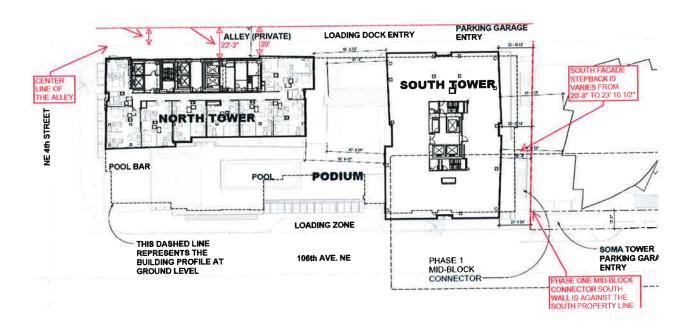
The applicant has requested an upper level setback modification for the east and south elevations of the proposed building. LUC 20.25A.020.B.2.c states the following regarding upper level setback modifications:

The Director may allow modifications to the minimum side and rear setback required above 40 feet for buildings with a building height in excess of 75 feet if:

- i. The applicant can demonstrate that the resulting design will be more consistent with the Design Review criteria of LUC 20.25A.110; and
- ii. The building design, with the modification, will create sufficient spacing between towers to encourage a feeling of an open and airy downtown.

Both the north and south building front an existing private alley as noted below. The applicant has responded to this condition by setting the building back from the property line which also doubles as the centerline of the alley in lieu of a building upper level setback. This setback varies from 20 to 22 feet for Phase I development on the east side of the buildings. In regards

to the south elevation setback from the south property line, the tower setback varies between 20 to 23 feet. To fulfill the mid-block connector, the applicant has proposed a staircase that will be located at the property line to move pedestrians from 106th Avenue NE east to the alley and beyond with future MDP phases.





Modifying the east elevation allows the building to ground and frame the alley. The materiality of the building provides visual interest along with building offsets while grounding the building to the alley in a linear fashion rather than with a forced upper level building setback. By shifting the entire tower 20 feet behind the property line, this provides the necessary tower spacing between properties and adjacent structures. As designed, the proposal qualifies for the setback modification.

E. Floor Area Ratio (FAR) Requirements

See <u>Attachment B</u> for FAR and Amenity Calculations (Basic and Non-Basic) for this project. Subject to LUC 20.25A.030.D, the total amount of bonus floor area earned through the

Four 106 15-123106-LP & 15-123104-LD Page 25 of 63

Amenity Incentive System for a project, and the total amount of bonus floor area to be utilized on-site for that project, must be recorded with the King County Division of Record's Office and with the Bellevue City Clerk. Therefore, a condition is included in Section XIII of this report requiring that the applicant record a copy of the approved bonus point calculations, project drawings and conditions of this Design Review approval. See Section XIII.D for related condition.

V. PUBLIC NOTICE AND COMMENT

To date, staff has received six written comments from the public regarding this project. Many of the questions were regarding building height and why the applicant is permitted to exceed the maximum building height of 250 feet. Staff addressed these emails by providing an explanation similar to Section IV.C, Height Modification as noted above and as explained below in the City held public meeting.

One email asked questions about the MDP process and how long the project will be vested to the LUC. Explanation was provided regarding the LUC requirements for an MDP as noted earlier. A letter was received by the State Department of Ecology which provided permit guidance for demolition such as asbestos, etc. which was sent to the applicant.

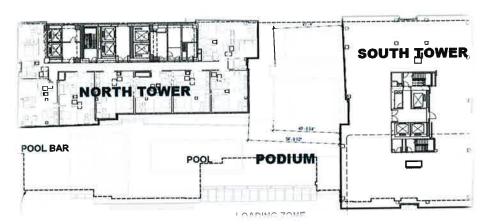
A final letter was received by a representative for the owner of Soma Towers which is located south of Phase I. The representative commented on the required east/west mid-block connector that is proposed on the south side of the south tower. (1) There were concerns regarding the pedestrian safety of this walkway between FANA development and Soma Towers. As a result of these comments, the applicant met with the owner of Soma Towers to arrive at a pedestrian friendly solution. Three different options were created as noted below:

- The first iteration had a very long hill climb/stair system that the City requested be lowered in favor of the pedestrian.
- The second iteration involved use of a two foot reserve located on the Soma Property. Use of the Soma two foot reserve along with FANA's would create a pedestrian path at grade with widths that varied from 4.5 to 12 feet in width. However, this option created concerns regarding pedestrian safety.
- A third and final iteration was created with a mid-rise hill climb/stair system that lowered the amount of stairs necessary to move a pedestrian east through the future through block connection to 108th Avenue NE. This iteration did not require use of the two feet located on the Soma Tower property to make this solution feasible. Additional transparency was requested as well to provide "eyes on the street" for the pedestrian. In response to this request, the applicant revised some of the internal programming at the south elevation and the building entry in this location to create additional fenestration in this area.

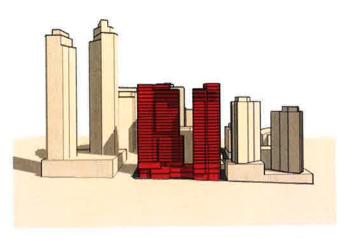
¹ A mid-block connection was not formally conditioned during review for 10-121379 LD (Soma Towers). The FANA proposal, via the MDP, will formalize this connection for the block. Public access signs should be located prominently and visible to pedestrians from the public right-of-way and posted at every point where the public access easement intersects with the public right-of-way prior to Temporary Certificate of Occupancy. A written agreement that meets the satisfaction of the Development Services Department Director shall be recorded with the King County Recorder's office. Additionally, the applicant will be required to file the MDP and pedestrian easements with King County Recorder's Office prior to building permit issuance to set in perpetuity public access for the east/west mid-block connection for Phase I and all future development phases. See Section XIII.C for all related conditions.

City Held Public Meeting

The City held one public meeting on October 29, 2016. Twenty-five individuals attended this meeting: 6 were from the applicant, 15 were from the neighborhood, and the remaining four were City staff. The applicant's design team presented a PowerPoint that was presented to attendees. See project file for the PowerPoint. Many of the neighbors had questions about views and orientation of the buildings proposed within the MDP. While not required by the LUC, the design team explained that the two towers were deliberately located in their current configurations above the podium to minimize view interference at the northwest corner of the site in deference to residences located within Bellevue Towers.



Tower Separation between North and South Towers



border of Main Street as depicted in the profile.

The two towers are separated by a distance that ranges between 40 to 50 feet as illustrated above. The north tower is located on a north/south axis while the south tower is located on an east/west axis. This orientation leaves the northwest corner free of structure which will allow increased view opportunities. The applicant also explained that Bellevue Towers is located within the Dowtown-01 land use district which has greater heights than the heights permitted within the Downtown-02 land use district. Properties located south of this development step down in height until the downtown

Applicant Held Public Meeting

The applicant held a public meeting at the Bellevue Towers Homeowners Association (HOA) meeting on December 7, 2015. Several residents of the HOA attended the meeting. The applicant was well received by the HOA where topics ranged from building heights, future phases, and architectural design. Lighting questions were also raised during the meeting

Four 106 15-123106-LP & 15-123104-LD Page 27 of 63

because the design team initially proposed a roof top lantern that would be backlit. The overwhelming consensus from the HOA was no to this concept so the design team will not propose this feature with their proposal. The applicant will be required to ensure that any exterior or site lighting limit spillover lighting to adjacent properties and that all said lighting will be contained on-site. See Section XIII.D for related condition.

VI. TECHNICAL REVIEW

A. Utility Department

The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay in approval of future construction permits. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the utility design and feasibility of this project. See Section XIII.B for related conditions.

B. Fire Department

The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal.

C. Building Department

In order to enable FANA Four 106 to construct its desired improvements and satisfy the building separation setback requirements, the Building Department requires FANA Key to grant a no build easement across a portion of the FANA Key Parcel. A No Build Easement Agreement shall be recorded on both properties. The Agreement must be recorded with the King County Recorder's Office prior to building permit issuance. See Section XIII.C for related condition.

D. Transportation Department

Site Access

The primary access to the proposed development is via an existing private alley east of 106th Avenue NE that runs north and south that will be used for Phase I development. The second access to the site will be located at NE 4th Street via 26-foot wide driveway approach per standard drawing DEV-7E for Phase II development. Larger trucks will use the NE 4th Street access point to utilize the proposed loading area north of the NE 4th Street access point for Phase III development. All left turn vehicular movements will be prohibited at both driveways. In addition, a 24-foot wide driveway approach per standard drawing DEV-7F will be located at 108th Avenue NE. Note that the backing of trucks within any street right of way or across any public sidewalk easement is prohibited.

Loading Zone Pullout

A parallel parking pullout for vehicles will be located adjacent to the City's 106th Avenue NE right-of-way where the applicant will be responsible for its signage, operation and maintenance. This 10-foot wide dark colored concrete pullout will be used for passenger drop-off and pick-ups and/or short term loading activity.

Four 106 15-123106-LP & 15-123104-LD Page 28 of 63

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements including street widening on 106th Avenue NE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

- 1. New street lights on all frontage streets must be provided and a combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7E). The final engineering plans must include a streetlight plan and specifications prepared by a qualified engineer familiar with street lighting and with Bellevue's streetlight requirements. All necessary engineering details, including standard drawings, for any new or relocated streetlight and associated equipment must be included in the final civil engineering plans for the Clearing and Grading Permit.
- 2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The curb, gutter, and sidewalk on NE 4th Street fronting the site shall be completely removed and reconstructed with a sidewalk width of at least sixteen feet, not including the curb. The sidewalk width on 106th Avenue NE and 108th Avenue NE will be at least twelve feet, not including the curb. The 5-foot planter strips are included in the sixteen-foot and/or Twelve-foot width adjacent to the curb. Along 106th Avenue NE frontage

Four 106 15-123106-LP & 15-123104-LD Page 29 of 63

between site's most westerly property corner and NE 4th Street, where the sidewalk extends over the proposal's garage, a vertical clearance of at least 8 feet between bottom of the sidewalk and top of the garage shall be maintained. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling shall be used. Such method must be acceptable to the Transportation Department.

4. The design and appearance of the sidewalk and landscaping on 106th Avenue NE, NE 4th Street and 108th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. Alternative paving samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle and shall not create a tripping or slipping hazard in the sidewalk.

Future work within the alternative material area by City, franchise, or other workers as a result of either emergency, normal maintenance, or new installation may result in replacement of the surface by standard materials. In such a circumstance, should the property owner wish to replace or repair the surface with the alternative material, a Right of Way Use Permit may be required.

- 5. Landscaping within the planting strip on either adjacent city street shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.
- 6. The applicant will be responsible for installing all street channelization and signage that is necessitated by their street frontage improvements on 106th Avenue NE, NE 4th Street and 108th Avenue NE, such as 14-foot wide crosswalks across 106th Avenue NE and NE 4th Street. A channelization and signage plan must be included as part of clear and grading construction plans.
- 7. The proposed driveway on NE 4th Street shall have an approach width, as defined in standard drawing DEV-7E, of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7E. The driveway on 108th Avenue NE will be 24 feet wide and constructed per standard drawing DEV-7F.
- 8. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. In some conditions (to be finalized during

engineering and building plan review), new structure may be allowed under a new sidewalk/utility easement (see #3 above). No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

- 9. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
- 10. Any awning, marquee, balcony, etc. over a public sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement) and must have at least three feet horizontal clearance from any streetlight or traffic signal pole. No supports for such features shall be installed in the public sidewalk. No structure will be allowed above a city right of way without a long-term lease of airspace.
- 11. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7E. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
- 12. Fire standpipes and similar equipment must be outside the public sidewalk, if feasible. If the sidewalk cannot be avoided, then such equipment must meet the requirements for fixed objects and must not be within the pedestrian travel zone.
- 13. Street furnishings not required by the Transportation Department, such as benches or raised planters, will be allowed with an indemnification agreement making the adjacent property owner responsible for such furnishings. The appearance, style, and location of such features must be acceptable to both the Transportation and Development Services Departments.
- 14. Per IBC section 3201.4, drains from the building or roof shall not discharge onto a public sidewalk. In addition, treatment of storm water from the site flowing to any city street or public sidewalk shall meet the standards of the Utilities Department.
- 15. Doors shall not swing out into the public sidewalk area.
- 16. Vehicle and pedestrian sight triangles shall be achieved per BCC 14.60.240 and 14.60.241, and Design Standards 21 and 22 including consideration of all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- 17. As much as feasible, any new manhole lids and other metal covers shall be located outside the tire paths of through lanes on any city street.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. There are utility easements contained on this site which are affected by this development. Any

Four 106 15-123106-LP & 15-123104-LD Page 31 of 63

negative impact that this development has on those easements must be mitigated or easements relinquished.

The applicant shall provide easements to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the 106th Avenue NE, NE 4th Street and 108th Avenue NE frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Right of Way Dedication

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way. This requirement also applies to NE 4th Street and the ultimate curb return at 106th Avenue NE/ NE 4th Street intersection due to street widening on 106th Avenue NE.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, both 106th Avenue NE and NE 4th Street are classified as "Overlay Required". Should street cuts prove unavoidable or of the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Details of any trench restoration must be shown on the engineering plans.

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management

Four 106 15-123106-LP & 15-123104-LD Page 32 of 63

program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080. See Sections XIII.A, B, C, and D for related Transportation conditions as detailed above.

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2016-2027 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated December 2015. This document is available in the Records Office at City Hall, 450 110th Avenue NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed within this document.

Adverse impacts which are less than significant are subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. FANA Four 106 lies within MMA # 3, which has a 2027 total growth projection of 4,086,043 Gross Square Feet (GSF) of office, 1,595,183 GSF of retail, 4,645 multi-family dwelling units and 694,200 GSF of other land uses such as hotel. This development proposes 280,000 GSF of office, 7,600 GSF of retail, 8,800 GSF of high quality restaurant, 415 units of multi-family dwellings units and a 120 room hotel. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if

Four 106 15-123106-LP & 15-123104-LD Page 33 of 63

the concurrency requirements of the State Growth Management Act are maintained. This development will generate approximately 317 new p.m. peak hour trips, with credit for removal of existing uses. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, 13 system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. See Attachment C for this certificate.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated July 21, 2011. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H.

Short Term Operational Impacts and Mitigation

City staff directed the applicant's traffic consultant, Transportation Engineering Northwest (TENW), to analyze the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis, dated February 2, 2016, included LOS analysis at nearby intersections, LOS and vehicle queues at the site driveways and private alley, site vehicular and pedestrian circulation, delivery truck circulation/operations, transit availability, and accident history analysis for the past three years. The engineering plans such as the roadway plan with detailed roadway cross-sections, street lighting, traffic signal modification, street channelization markings and signage were submitted in conjunction with the frontage improvements on 106th Avenue NE, NE 4th Street and 108th Avenue NE that include pavement widening on 106th Avenue NE. We do not anticipate any adverse operational impacts due to the proposed development. The TENW analysis is available for review in the project file

Amendments to Environmental Checklist

The Environmental Checklist submitted with the application was revised per the revised design concept and it adequately discloses expected environmental impacts associated with the proposed project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts except as noted below. The following amendments to the Environmental Checklist are needed. These impacts will be mitigated through exercise of code authority as well as through project-specific conditions of approval, contained in Sections XIII A, B, C, and D for related conditions.

Four 106 15-123106-LP & 15-123104-LD Page 34 of 63

UTILITIES

Surface Water

The site is located within the Meydenbauer Drainage Basin. Storm water from the site currently drains to the public storm system in 106th Avenue NE and is conveyed in catch basins and pipes along the road frontage and eventually discharges to Lake Washington. The site is located in the Meydenbauer No Detention Zone and no detention is required as long as the site can maintain historical drainage patterns on the property. The redevelopment project creates enough pollution generating surface to trigger water quality requirements.

The proposed storm drainage outfall for the entire site is near the existing drainage point located in 106th Avenue NE.

Water/Sewer

Water for the site will connect to an 8-inch cast iron water main located in 106th Avenue NE. There is sufficient capacity in the existing water main to supply the site with domestic water.

Sewer for the site is available to existing sewer mains in 106th Avenue NE and 106th Place NE. The commercial redevelopment will need to connect into a manhole with an 8-inch size or greater sewer stub.

NOISE

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code may not be granted pursuant to 9.18.020C.1 & 2. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off and are required to be done at night by the Utility Department)
- Work to accommodate transportation mitigation
- Required evening haul routes

Work that has been previously determined by sound level monitoring is not to exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities. See Section XIII.A for related condition.

Interior Noise Levels: The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special

Four 106 15-123106-LP & 15-123104-LD Page 35 of 63

construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met. <u>See Section XIII.D for related condition.</u>

VIII. CHANGES TO PROPOSAL

Site Design

- 1. The applicant was required to request a Binding Site Plan in order to spread the FAR throughout the MDP.
- 2. The Transportation Department required a right turn pocket on 106th Avenue NE that caused a revision to the frontage and building.
- 3. The Transportation Department required the applicant to adjust the Phase III driveway location for the MDP due to its proximity to Expedia.
- 4. Minor modifications were made to the sidewalk due to vision triangle issues from the alley to NE 4th Street.
- 5. Ordinance 6277 was adopted by City Council in 2016 during the review of this project. The applicant was required to modify the submitted landscape plan to accommodate the increase in landscape buffer from four to five feet along with modification to sidewalk width.
- 6. The mid-block connector shown at the south side of the property was modified three times. The first because the hill climb to the alley was too steep for pedestrians. The second modification occurred at the bequest of the Soma Towers' owner due to safety concerns for the at grade mid-block connection. The last iteration is the midrise hill climb which is not as steep at the first proposal but avoids an at grade solution.
- 7. Because this is an MDP, the applicant was required to provide a pedestrian connectivity plan with this approval. The applicant has submitted said plan for all future phases for staff approval.
- 8. Additional information was required regarding proposed street furniture for the pedestrians utilizing said pedestrian connections. The applicant has provided cutouts for lighting, street furniture, and landscaping for mid-block connections for Phase I review.
- 9. Additional information was requested regarding pedestrian amenities within the existing alley and throughout the mid-block connections. The applicant provided artist's renderings which shall be formalized at each future phase prior to building permit issuance. Consistent use of street furniture, lighting, etc. for the pedestrian shall be provided for each future phase prior to building permit issuance. See Section XIII.C for related condition.
- 10. Art will be provided along the NE 4th and 106th Avenue NE street frontages. A draft package was provided by the artist for staff review. Prior to building permit issuance, the draft package dated April 22, 2016, will be required to be finalized prior to building permit issuance. See Section XIII.C for related condition.

Building Design

- Originally, a parking garage entry location was studied at the southwest corner of the building. The Transportation Department determined that this location was not ideal due to the existing Soma Towers project to the south which has its garage entry/exit is at this location. Approximately, 60 feet of curb access is necessary between driveways. It would have also compromised the pedestrian sidewalk environment.
- 2. Revision to the east elevation of the north tower was required to diminish the width of the initial banding which was too prominent for this building façade.
- More information was requested regarding locations of parking for hotel, restaurant, residential and visitor stalls. To ensure clarity for each user group, the applicant shall sign each area accordingly. <u>See Section XIII.D for related condition</u>.
- 4. More information was requested regarding the roof top equipment and design. The applicant has redesigned the rooftop so that the elevator overruns and other equipment are in the center of the roof with associated roof screening.
- The initial north elevation of the north building allowed limited amounts of pedestrian interaction. The applicant revised the entry door on this façade and increased the amount of fenestration for better pedestrian connectivity into the office/restaurant/bar spaces.

IX. DOWNTOWN DESIGN GUIDELINES AND DECISION CRITERIA

Design Review Criteria and Design Guidelines

The proposal meets the Design Review criteria (LUC 20.25A.110). If modifications are made to this design review application, the applicant will be required to provide documentation of said change by either amending this Design Review application or via the Land Use Exemption (LUX) process. Compliance will be required to the LUC in effect. See Section XIII.C for related condition.

Vehicular Circulation and Parking (LUC 20.25A.110.A.1)

All parking is located in a below grade parking structure. The access is located off the alley at the southeast corner of the building. A loading zone on 106th Avenue NE has been sized for three vehicles so that guests may use valet service, drop-off luggage and passengers before proceeding to self-parking by way of right-turn access into the NE 4th Street alley if they so choose. The parking will accommodate 0.75 residential parking spaces per unit on the secured lower parking levels. Bicyclists will enter the building using the parking ramp or have the option to access the service elevator through alley doors down to the bike lockers.

There are three components that make up the parking demand for this project. They are the hotel, the apartments (both north and south towers) and the restaurant. Parking has be allocated as follows:

Requirements		LUC Parking Ratios						
		Required Min	Required Max	Area/Units Proposed	Stalls Min	Stalls Max	Proposed Ratio	Owner Target
Apartments	per Unit	1 0	2	326		652	0.73	230
Hotel	per Key		(*	120	TBD	TBD	0.55	66
Hotel Surplus								9
Hotel Total								75
Restaurant	per 1000SF	0	15	5,984	۰	90	3.50	21
				Grand Total	0	742	ſ	320

*Not a specified LUC use

Restaurant

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	Comp	Std	нс	Total	% Comp
B1	4		1	5	
P1	35	47	2	84	
	36	46	2	84	
P2 P3	36	46	2	84	
P4	27	40	2	69	
Total	146	179	9	326	45%

65% LUC Maximum

Assignment of Spaces

	Apartments	Hotel	Restaurant	Total
B1	1		4	5
P1	38	29	17	84
P2	69	15		84 84 84
P3	69	15		84
P4	53	16		69
Total	230	75	21	326

represents valet/self-perk

Parking stalls for the hotel/restaurant guest self-parking are located at the upper parking floors. A shuttle elevator will allow direct access to the hotel, restaurant and pool-side bar from underground parking. Valet parking will be located between the self-parking and residence stalls. The residential elevators access all the garage levels for convenience of the residences directly to their units.

Hotel: Hotel guests will use the valet service when they arrive by car on 106th Avenue NE. This drop-off lane is also where town cars and livery services will take guests. Valeted vehicles will then be driven into the parking garage and parked on floors P1 and P2.

Restaurant: Restaurant guests will either use the valet service as described above or self-park in the garage by taking a parking ticket at the garage entry pay station. Twenty-one visitor stalls will be devoted to this use. These stalls are located on level P1 and have been clustered around the shuttle elevators to allow for easy and quick access to the restaurant.

Apartments: Apartment residents will self-park on levels P2 through P4. These stalls are all beyond a security gate located on the plan set. These stalls may be assigned or not. A modicum of visitor stalls will be provided for residents and the leasing office.

Service Operations: Access to all service operations is proposed from the private alley to the loading dock. Two bays are proposed for load/unloading while the other bay contains the compactor in the central portion of the east facade. Haul routes for trucks and service vehicles is to occur north from NE 2nd Street in the private alley so that a right –hand turn can be made at NE 4th Street when exiting the project. Refuse/recycling, residential moving/unloading, and all hotel/kitchen service is accommodated through the private alley service area. Republic

Services has reviewed and approved truck operations per their letter dated November 9, 2016, which can be found in the project file.

Pedestrian Circulation and Amenities (LUC 20.25A.110.A.2)

As noted in Section III above, pedestrian circulation and amenities will be provided with each phase of the MDP. Completion of the MDP will facilitate pedestrian connections north/south and east/west within the superblock to increase pedestrian movement in this area. Landscaping, pedestrian amenities such as lighting, benches, landscaping, etc. will make these connections a pleasant pedestrian experience.

Wind and Sun (LUC 20.25A.110.A.3)

The applicant has provided a sun/shade diagram as noted on Sheet MDP-A.14 for Phase I. Sun exposure will be greater in the summer versus winter months. Placement of the two towers, with the north tower running north-south and the south tower east-west creates a zone protected from southerly winds on the third level for the amenity deck. Location of the pool-bar pavilion to the north-west helps shield the outdoor seating areas from north-westerly winds that occur during the daytime hours. Also placement of wind-blocking glass railings on the amenity level will contribute to creating comfortable outdoor zones. The pedestrian street-level canopies also help in giving the pedestrian protection from winds coming down the building face. The placement of the north tower on the eastern edge of the lot opens up the amenity deck to western solar exposure in the afternoons. The narrow edge of the north tower toward NE 4th Street also reduces the solar shading to the street and buildings north of the site. Future phases of development will be oriented to maximize the sun exposure while providing protective elements from the wind.

Open Space (LUC 20.25A.110.A.4)



Amenity Deck

Four 106 15-123106-LP & 15-123104-LD Page 39 of 63

The podium's third level will serve a wide range of users from the public to the hotel guest and resident. It includes a plaza deck which contains a pool, pool bar, spa, outdoor dining, and outdoor gathering areas that is located for good access to sunlight. The plaza deck will have areas adjacent to the pool-bar which are accessible to the public when frequenting the pool-bar. The whole area will also contribute to the visual openness from adjoining towers by the placement of the towers away from the corner of NE 4th Street and 106th Avenue NE.

Proposed landscaping for the pool-bar pavilion roof/pool terrace areas also gives the residents looking down on the corner some visual relief from buildings and hardscapes. The plaza deck landscaping will be a combination of raised beds, potted plants and assorted plantings. The scale of the vegetation will range from small-medium trees to ground cover and grasses. The landscaping will contribute to shading, provide natural barriers and absorb rainwater from run-off of the plaza deck. Seating is an integral part of the plaza deck providing for small gatherings, lounging by the pool, quiet zones, and outdoor seating for the pool-bar. The walkable surfaces will be a variety of raised pedestal pavers that are non-glare, non-slip and a safe surface materials.

Also the project includes a sidewalk level plaza courtyard on 106th Avenue NE of moderate size. It acts primarily as an outdoor seating area for the restaurant and hotel lobby bar which is open to the public, guest and residents. The western orientation will help to maximize natural light access. Sun shading devices and landscaping at the side walk edge will give a sense of enclosure and scale to the plaza while allowing visual access and sun shading for the occupants. Two means of access from the sidewalk; at level grade and down a few steps allow multiple points for users to access the plaza.

Light and Glare (LUC 20.25A.110.A.5)

While using primarily glass in the window wall system of the towers, the placement, shape, orientation, and proximity to the streets and surrounding buildings reduces the potential for glare impacts on major public spaces. The north tower's set back from 106th Ave NE will reduce any glare to the street. Its north elevation which is mostly in shade faces NE 4th Street and the Bellevue Towers project. The east facing elevation is mostly non-reflective materials. The south tower shares the same glare and light areas with its southern neighbor Soma towers. Phase I development has few facets and orthogonal faces, that will that minimize the times when glare can be an issue which will positively affect light spillage. The podium level of the project has a high percentage of non-reflective materials and sun shading devices and entry marquees to reduce glare at 106thAvenue NE. Also the use of vegetative roofs and landscape on the level three amenity floor reduce the glare to surrounding high-rise buildings.

Downtown Patterns and Context (LUC 20.25A.110.B)

Natural Setting and Topography (LUC 20.25A.110.B.1)

Topography on this site is somewhat challenging throughout the MDP. Site topography ranges from elevation 130 at the northwest corner of Phase I development to a high of 165 on 108th Avenue NE for Phase II. The applicant proposes to place the tallest elements of the project in Phase I while Phases II and III potentially will have lower development height than Phase I. Phase I development takes advantage of the lower topography given its proposed heights in this location.



Landscape Design (LUC 20.25A.110.B.2)

There is significant landscaping proposed throughout this proposal at grade, the amenity deck and the presidential suite level. See Landscaping Sheets L-100 to L-400 for further details. Landscape assurance devices and/or landscape maintenance will be required prior to Certificate of Occupancy. See Section XIII.D for related conditions.

Additionally, planting should be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction. A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection. Lastly, the irrigation system for all street trees and landscaping within the right-of-way will be required to be on a separate water meter and controller that can be accessed 24 hours a day by the City of Bellevue. Include automatic operation and rain sensors to override the automatic cycle if needed. Coordinate the exact location and design with the Parks Department prior to irrigation installation. See Section XIII.D for related conditions.

Views (LUC 20.25A.110.B.3)

As discussed previously, the tower massing was considered during project design to reduce the impact on views from Bellevue Towers while opening up the intersection of NE 4th Street and 106th Avenue NE. The applicant proposed two towers above the podium. Placing the north tower at the northeast corner of the lot on a north/south axis allows views west. Placement of the south tower on an east/west axis reduces the scale and size of the project on this alternate axis. The project will enhance the Bellevue skyline and therefore contribute to more interesting views

Four 106 15-123106-LP & 15-123104-LD Page 41 of 63

from public spaces. The tower will have westerly views of Seattle until such time as development occurs to the west across 106th Avenue NE.

The westerly view from the Expedia Building on 108th Avenue NE will be impacted. The north and the south tower are rotated 90 degrees to give some views through the site from Expedia. Northerly views from Soma Towers will impacted from current low rise development to high rise as the site changes from its existing condition.

Building Height and Bulk (LUC 20.25A.110.B.4)

To maintain a slender tower and space between the residential towers, a smaller floor plate with no stepping of floors was employed. The length of the north tower was shortened a half bay to also increase further the spacing between towers. The orientation of the towers, perpendicular rather than parallel to each other, created a larger open space at the northwest corner for the project and a larger space between the towers. It also increased the sunlight access to the corner of the project. Modulation of the upper floors in proportion to the tower heights and the use of trellis "crowns" is used to create an interesting, well-proportioned top to the towers. The height is weighted to the corner of each tower where the mechanical units are screened behind the wall panels and then allowed to step down to the other side of each tower (thus reducing the perceived height and office like appearance of the towers).

Transitions (LUC 20.25A.110.B.5)

The project is located between the Downtown 0-1 (the highest density and heights) and Downtown-MU (lower height and density) land use districts. By its location, it is in transition between the two adjacent land use districts. The applicant has designed the podium level of the building to create openness at the northwest corner while also complementing the low rise development across 106th Avenue NE. Sharing a private alley with adjacent projects for service access promotes a similar pattern of circulation for the sites. The residential towers will complement the existing development along the east side of 106th Avenue NE from Bellevue Towers to Soma Towers.

Patterns of Activity (LUC 20.25A.110.B.6)

The amenity deck contains a plaza/pool-bar for use by the public, hotel guests and residents. This is an activity zone that can become a focal point for downtown residents. The street level restaurant also adds another activity zone for gathering. The midblock pedestrian connection will provide the first phase of a vital connection between 108th and 106th Avenues NE that will begin to connect the project to the Civica Building (and others) on 108th Avenue NE to maximize opportunities for vital, pedestrian-level activity to all areas of the Downtown.

Signage (LUC 20.25A.110.B.7)

General sign information has been noted at this time. However, a master sign permit package will be required for this proposal for formal review and approval. <u>See Section XIII.E for related condition.</u>

Design Guidelines - Building/Sidewalk Relationships (LUC 20.25A.115)

NE 4th Street is designated as a "C" Right-of-Way. "C" Rights-of-Way have moderate orientation to pedestrians with the following components: incorporation of some amount of service and commercial activities along with visual access to windows, street walls, multiple entrances differentiation of the ground level along with special paving treatment and seating. 106th Avenue NE is designated as a "D" Right-of-Way due to its low to moderate orientation to pedestrians. "D" rights-of-way are required to have a combination of the following elements: windows providing visual access into the building base, street walls and a differentiated ground level. The applicant has complied with these standards with this proposal.

X. MASTER DEVELOPMENT PLAN DECISION CRITERIA

The Director may approve or approve with modifications an application for a Master Development Plan if:

A. The proposed Master Development Plan is consistent with the Comprehensive Plan.

<u>Finding:</u> The proposal is located within the Downtown Subarea and has a land use designation of Downtown – 02 (DNTN-02). This zoning designation provides for intensive business, financial, retail, hotel, and entertainment, institutional and urban residential uses. The following land use policies are pertinent to, and supportive of, the MDP proposal:

Land Use Element

Policy LU-5: Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.

Response: The proposed MDP supports this policy by providing approximately 326 residential units over three phases of development. In addition, construction of each phase of development, along with proposed office, hotel and restaurant/retail uses will bring numerous job opportunities to the City of Bellevue.

Policy LU-27: Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Response: The MDP responds to this policy by providing a three phase development which anticipates pedestrian circulation, landscaping, public open space areas, street frontage improvements, storm drainage and utilities. The overall building locations and site design will provide compatibility with each phase of development, and will be also be designed for aesthetic compatibility with existing surrounding development.

Housing Element

Policy HO-2. Promote quality, community-friendly multifamily development and mixed-use development, through features such as enhanced open space and pedestrian connectivity.

Four 106 15-123106-LP & 15-123104-LD Page 43 of 63

Response: The MDP includes an east-west mid-block pedestrian connection and will also connect to a north-south pedestrian connection through the entire city block. Sections of pedestrian connectivity will be constructed as each phase of development is implemented. See Section III above for full pedestrian discussion.

Policy HO-11: Encourage housing opportunities in mixed residential / commercial settings throughout the city.

<u>Response</u>: The MPD will promote the development of new housing units in close proximity to other adjacent residential and office/commercial uses.

Urban Design & The Arts Element

Policy UD-11: Develop Downtown and other mixed-use areas to be functional, attractive and harmonious with adjacent neighborhoods by considering through-traffic, view, building scale, and land use impacts.

Response: The MDP meets this objective by creating mixed-use designs over three phases of development which include various combinations of residential, office, hotel and restaurant/retail uses. Generalized building envelope and site designs for each phase of development appear to indicate appropriate transitions to surrounding development within this area of the Downtown.

Policy UD-12: Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.

Response: The MDP meets this objective by providing pedestrian connectivity through each phase of development. In addition, a mid-block pedestrian connection will run both east-west and north-south, which will link all three phases of development together, in addition to providing a means to walk between 108th Avenue NE, NE 2nd Street, 106th Avenue NE and NE 4th Street.

Policy UD-21: Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.

Response: Existing sections of a larger pedestrian connection between NE 2nd and NE 4th Street are currently in place to the west of the Expedia building and the Civica office buildings. Construction of Phase III of the MDP will fully connect these two existing pedestrian connections for a full connection between NE 2nd Street and NE 4th Street. In addition, over time, all three phases of development will end up providing a full pedestrian connection between 108th Avenue NE and 106th Avenue NE.

Downtown Subarea

Policy S-DT-2: Encourage a variety of land uses to occur in mixed-use buildings or complexes where appropriate.

Response: The MDP will provide a variety of land uses, some of which will occur in mixed-use buildings, including residential, office/commercial and restaurant/retail uses.

Four 106 15-123106-LP & 15-123104-LD Page 44 of 63

Policy S-DT-26: Encourage residential uses to occur in mixed-use structures or complexes.

<u>Response:</u> The MDP anticipates residential uses to occur in mixed-use structures throughout the three phases of development.

Policy S-DT-144: Provide mid-block access corridors within a Downtown superblock which accommodates vehicle access to parking areas, loading/delivery access, and pedestrian circulation. Develop specific design concepts and implement them as development occurs in each superblock.

Response: The MDP provides a pedestrian mid-block connection, running east-west between 108th Avenue NE to 106th Avenue NE, which will be constructed over the three phases of development. In addition, the MDP will complete an existing mid-block pedestrian connection between NE 4th Street and NE 2nd Street with implementation of Phase III. An existing private alley, known as 106th Place NE will continue to run north-south, providing vehicular access to Phases I and III, including areas for loading and delivery activities.

B. The Master Development Plan complies with the applicable requirements of the Bellevue City Code.

Finding: As shown in Sections IV.A and VI, A-D above, the proposed MDP complies with all applicable development regulations of the Bellevue City Code, including Land Use, Transportation, Utilities and Fire codes. A detailed review of city codes and standards will occur as future phases of development are submitted as separate design review applications.

C. The proposed Master Development Plan addresses all applicable standards, guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

<u>Finding:</u> As described in Section I.B and I.C above, the MDP addresses all applicable standards, guidelines or criteria of the Land Use Code in a manner which fulfills their purpose and intent.

The purpose of an MDP is as follows: a mechanism by which the City can ensure that site development including structure placement, vehicular and pedestrian mobility and necessary amenities are developed and phased to conform to the terms of the Land Use Code and other applicable City codes and standards. (LUC 20.30V.120)

The proposed project meets this criteria. The FANA MDP is a 2.87 acre site of which development will be constructed in three phases over a ten year period. The first phase of development is included as part of this application. In addition to phasing, the MDP includes the number of and uses of buildings (i.e. office, residential), amenities, pedestrian-oriented uses (restaurants) and mid-block pedestrian connections. Attachment C and Section IV.A for detailed discussion regarding consistency with Land Use Code and Zoning requirements, including consistency with the Downtown chapter of the Land Use Code (20.25A).

D. The Master Development Plan depicts features of and relationships and connectivity between required site features for the underlying Land Use District.

Finding: This application includes the first phase of development which will construct the

Four 106 15-123106-LP & 15-123104-LD Page 45 of 63

required east/west mid-block pedestrian connection, between Phase I and the Soma Towers development to the south. Future Phases II and III of the MDP will continue this mid-block connection further east, terminating at 108th Avenue NE, for a full mid-block connection between 106th Avenue NE and 108th Avenue NE. An existing pedestrian connection currently exists to the west of the Expedia Building, as well as west of the Civica Office buildings. Phase II of the MDP will fully connect both of these existing north-south pedestrian connections, resulting in a full mid-block connection between NE 4th Street and NE 2nd Street. Refer to Sections I.B and I.C above for additional discussion regarding MDP phasing. In addition to mid-block pedestrian connections, the MDP includes landscaping, pedestrian amenities and frontage improvements that are consistent with the underlying land use district.

XI. DESIGN REVIEW DECISION CRITERIA

The Director may approve or approve with modifications an application for a Design Review application if:

A. The proposal is consistent with the Comprehensive Plan.

<u>Finding:</u> The following land use policies from the Urban Design Element of the City's Comprehensive Plan are pertinent to, and supportive of, the project proposal:

Urban Design & The Arts Element:

Character - Citywide Character

Policy UD-1: Enhance the appearance, image and design character to make Bellevue an inspiring place to be.

Response: As described in Section II.A above, this first phase of development will provide for architecturally attractive buildings in their massing, materials and details. Completion of this project will help to further enhance this city block within the downtown, as well as add to the fabric of the downtown core as a whole.

Policy UD-4: Create a safe, engaging and attractive pedestrian environment throughout the City using appropriate urban design features.

Response: Ordinance 6277 modified the pedestrian environment of the downtown, which included an increase in landscape planter strips from four to five feet in width, and a slight reduction in sidewalk width to below 12 feet. The applicant has provided the increased landscape planter strip width, as well as varying sidewalk widths which meet the new downtown code requirements. In addition, further enhancement of the pedestrian environment through weather protection, visual interest into the podium with the proposed hotel lounge/bar area and restaurant uses, and outdoor restaurant space also help to create an engaging pedestrian environment.

Four 106 15-123106-LP & 15-123104-LD Page 46 of 63

Character - Downtown, Commercial, and Mixed Use Neighborhoods

Policy UD-10: Encourage rooflines that create interesting and distinctive forms against the sky within the Downtown and other mixed use areas.

Response: As noted in Section IV.A both the north and south towers of the project have been designed to include interesting roof forms, which also meet the criteria for additional tower height.

Policy UD-12: Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.

Response: The Phase I development includes upgrades to the existing sidewalks and streetscape planters fronting 106th Avenue NE and NE 4th Street. A mid-block pedestrian connection will also be installed along the southern boundary of the development, which over time will fully connect east to 108th Avenue NE. In addition, the east side of the development will front a privately held alley, known as 106th Place NE. While this area is primarily for loading activities, the alley will receive improvements, including the installation of lighting and sidewalks for pedestrian movement between future phases of development; however, these improvements will not be installed until the Phase III development is permitted.

Design Quality - Site and Building Design

Policy UD-21: Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.

Response: Pedestrian mobility will be enhanced with the Phase I development through the inclusion of the first leg of a through block connection on the south side of the development. With the full build out of Phase II and III, the full through block connection will connect pedestrians between 108th Avenue NE and 106th Avenue NE. In addition, interior mobility between the podium activities, hotel use and residential towers will also be provided for. Future connection to the Phase III development will occur within the connecting alley on the east side of the subject development.

Policy UD-23: Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.

Response: As described in Section III, Building Design Phase I, development is designed to distinguish the residential nature of the buildings from the nearby commercial office buildings.

Policy UD-29: Integrate rooftop mechanical equipment screening with building architecture.

Response: As noted in Section IV.C, the rooftop mechanical equipment will be architecturally integrated into the rooftop to provide full screening of required elements. In addition, screening from above will also be incorporated. Mechanical ventilation for the restaurant will be directed to the alley side (East) of this proposal at Level 3. See Section XIII.C for related condition.

Design Quality - Downtown, Commercial and Mixed-Use Developments

Policy UD-48: Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through block connections, public spaces, activities, openness, and sunlight and view preservation.

Four 106 15-123106-LP & 15-123104-LD Page 47 of 63

Response: The proposal provides for pedestrian amenities, pedestrian-oriented design, the first leg of a through block connection (running east-west) as well as public spaces, activities, openness and sunlight. This primarily occurs at the podium level, at both the sidewalk and the rooftop. The pedestrian environment will be stimulated with the inclusion of a large restaurant in the central portion of the podium, which extends to the outside with an outdoor entertaining area adjacent to the public sidewalk. The hotel lounge and bar area located in the northwest corner of the podium will also appear inviting to passersby. In addition, the podium rooftop will include an outdoor pool/terrace, a publically accessible pool bar, spa/fitness center and other amenities.

Policy UD-50: Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.

Response: The proposed development will be sited at the edge of the sidewalk, except for a large section along the west side of the project, fronting 106th Avenue NE. The podium will be set back from the sidewalk in order to allow for an outdoor entertaining area as part of the proposed restaurant for the hotel. This allows for a break in the façade along the west elevation of the development. In addition, sidewalk development along NE 4th Street and 106th Avenue NE will provide for continuous planting strips and street trees which will be planted in accordance with the downtown streetscape standards of the Land Use Code.

Downtown Subarea Element:

Policy S-DT-1: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers and visitors.

Response: The proposed development will provide opportunities for hotel, residential, retail and restaurant uses, all of which support the Downtown, employees, shoppers and visitors.

Policy S-DT-2: Encourage a variety of land uses to occur in mixed-use buildings or complexes where appropriate.

Response: The proposed development includes a residential tower to the south and a hotel/residential tower to the north, with an underlying podium that functions as the hub of the project. The podium includes the hotel lobby, restaurant and bar uses which support both the hotel and residential uses. The top of the podium includes an outdoor pool deck with corresponding amenity features, including a rooftop kitchen/bar area for entertaining which will be accessible to the public.

Policy S-DT-3: Develop Downtown as an aesthetically attractive area.

Response: This proposal will complement the aesthetic environment of the existing Downtown. The proposed building forms will create visual interest with the varied building heights over the building podium, high quality materials, landscaping, expanded sidewalks and pedestrian connectivity with the mid-block connection to the east, which ties this development to the existing built environment.

Four 106 15-123106-LP & 15-123104-LD Page 48 of 63

Policy S-DT-4: The highest intensity development shall be located in the core of Downtown, with diminishing intensities towards the edges of Downtown.

Response: The Phase I development is located in the Downtown-O2 (DNTN-O2). Per LUC 20.10.370, this district requires the following:

Downtown-Office District 2 (Downtown-O-2). The purpose of the Downtown-O-2 Land Use District is to provide an area for intensive business, financial, retail, hotel, entertainment, institutional, and urban residential use to serve as a transition between the more intensive Downtown-O-1 Land Use District and the lesser intensive Downtown-Multiple Use Land Use District.

The applicant's proposal complies with the intensity standards noted above in this district.

Policy S-DT-10: Require design review to ensure high quality, aesthetically pleasing Downtown development.

Response: Review of the Phase I development of the Master Development Plan is being accomplished through the Design Review process.

Policy S-DT-26: Encourage residential uses to occur in mixed-use structures or complexes.

Response: The project will provide for a north tower which includes hotel use at the base of the tower, including podium, and residential uses above. A south tower is also proposed, which is primarily residential units and corresponding uses i.e. fitness center, community areas, etc.

Policy S-DT-35: Create a pedestrian environment with a sense of activity, enclosure and protection.

Response: As previously described, this project will provide for expanded sidewalks and continuous streetscape planter strips which help to create a sense of enclosure and safety for pedestrians. In addition, the pedestrian environment will be stimulated due to the inclusion of the hotel lobby/bar area and main restaurant, which expands outdoors into a plaza area, all of which will be visible and inviting to pedestrians. To further protect this environment, the applicant will be required to direct all venting from commercial uses to the roof or L3, to prevent malodorous discharge from encroaching into the pedestrian realm.

Policy S-DT-36: Utilize development standards for building bulk, heights, setbacks, landscaping requirements, stepbacks, floor area ratios, open space requirements and development incentives.

Response: Refer to Section IV.A above for review of dimensional standards.

Policy S-DT-37: Link building intensity to design guidelines relating to building appearance, amenities, pedestrian orientation and connections, impact on adjacent properties, and maintenance of view corridors. These guidelines will seek to enhance the appearance, image, and design character of the Downtown.

Response: Refer to Section III above for project attributes.

Four 106 15-123106-LP & 15-123104-LD Page 49 of 63

Policy S-DT-40: Enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian scaled lighting, street furniture, paving treatments, medians, or other softening treatments as appropriate.

Response: The applicant has proposed a high quality landscape treatment at the pedestrian level on both NE 4th Street and 106th Avenue NE, as well as at the rooftop podium level for residents and guests of the hotel. Landscape materials provided at these levels increase the visual interest of the building with vegetative relief to the materials proposed for the building.

Policy S-DT-44: Provide incentives for 106th Avenue NE to develop as Downtown's Entertainment Avenue. This area will include a concentration of shops, cafes, restaurants and clubs that provide for an active pedestrian environment during the day and after-hours venues for residents and workers by night.

<u>Response:</u> The primary frontage for the proposed development is on 106th Avenue NE. The interior of the podium includes the hotel lounge/bar area, as well as a fairly large restaurant. The restaurant expands outside into an outdoor patio area, which also helps to activate the pedestrian realm.

Policy S-DT-103: Encourage developers to provide open space amenities accessible to the public such as mini-parks, plazas, rooftop gardens, and courtyards in private developments. Such amenities must be clearly identified and maintained for public use.

Response: The top of the podium includes an outdoor pool deck with corresponding amenity features, including a rooftop kitchen/bar area for entertaining which will be accessible to the public. While this serves as amenity space for the hotel guests and residents in each tower, this will also serve as public amenity space. See Section XIII.E for related condition.

B. The proposal complies with the applicable requirements of this Code.

Finding: The tables in Section IV.A of this report summarize the applicable requirements, and analyze the proposed project for consistency with the applicable requirements. The proposal complies with the LUC requirements for building height, lot coverage, floor area ratio and parking. The proposal also conforms to the applicable design guidelines and decision criteria, as described in Section IX.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: Refer to Section X of this report, which includes information on how the design guidelines and criteria have been met.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The proposal is compatible with the scale and character of development that is beginning to emerge within this area of the downtown. The proposed exterior color and materials are visually harmonious with the surrounding existing and proposed development. In addition, the proposed frontage development will also be consistent

with the character of the downtown streets, which are continuously being constructed with recent development, including sidewalk and planter strip widths.

E. The proposal will be served by adequate public facilities including streets, fire protection and utilities.

Finding: The proposal site will be served by adequate public facilities including streets, fire protection and utilities. The subject site currently has access to water, sewer and electrical services. For further discussion, see Section VI.A of this report.

F. The proposal is consistent with any required Master Development Plan approved pursuant to Part 20.30V LUC or other applicable code section.

Finding: A Master Development Plan is included as part of this proposal. This Design Review approval will be for the first of three phase project. For further discussion, see Section I.B of this report, as well as Section X for Master Development Plan decision criteria.

XII. DECISION

After conducting the various administrative reviews associated with this proposal including applicable land use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby APPROVE the Master Development Plan, Design Review and SEPA applications, including MDP extended vesting for a period of 10 years from the date of MDP approval, subject to the following conditions:

XIII. CONDITIONS OF APPROVAL

The following conditions are imposed under the authority referenced:

A. GENERAL CONDITIONS

1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES: The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Janney Gwo	425/452-6190
Bellevue Development Standards Transportation Code - BCC 14.60 Trans. Improvement Program - BCC.22.16	Abdy Farid	425/452-7698
Right-of-Way Use Permit - BCC 14.30 Bellevue Utilities Code - BCC Title 24 Construction Codes - BCC Title 23 Land Use Code - BCC Title 20 Sign Code - BCC Title 22B	Tim Stever Arturo Chi Violeta Tihova Antoinette Pratt "	425/425-4294 425/452-4119 425/452-4259 425/452-5374
Noise Control - BCC 9.18 Uniform Fire Code - BCC 23.11	" Travis Ripley	425/452-6042

Four 106 15-123106-LP & 15-123104-LD Page 51 of 63

2. Holiday Construction and Traffic Restrictions: Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

Authority:

BCC 14.30.060

Reviewer:

Tim Stever

3. Vehicular Access Restrictions: Access to this site from the existing private alley and the proposed NE 4th Street driveway will be restricted to right-turn-in and right-turn-out only.

Authority:

BCC 14.60.150

Reviewer:

Abdy Farid

4. Provisions for Loading: The property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be simultaneously loaded or unloaded in connection with this proposal. No on-street loading, unloading, or garbage pickup will be allowed. The backing of trucks in any street or across any public sidewalk in order to access this site is prohibited.

Authority:

LUC 20.20.590.K.4, BCC 14.60.150

Reviewer:

Abdy Farid

5. Future Modification of an MDP: Staff has reviewed both requested development options for the MDP, with either option, the applicant shall confirm that the Transportation Impact Analysis (TIA) submitted by Transportation Engineering Northwest (TENW) remains valid for the MDP and does not modify the environmental analysis conducted under the 2016-2027 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS), dated December 2015. If modifications to the MDP are minor in nature, then a Land Use Exemption shall be required. However, modifications that change the original scope beyond the thresholds of a Land Use Exemption and require additional transportation analysis shall require the applicant to submit a new MDP for staff review and approval.

Authority:

LUC 20.30V.160

Reviewer:

Antoinette Pratt

6. Conceptual Approval: Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Public and private Easements for water, sewer and storm water facilities will be required where applicable.

Authority:

BCC 24.02, 24.04, 24.06

Reviewer:

Arturo Chi

Four 106 15-123106-LP & 15-123104-LD Page 52 of 63

7. Construction Hours: Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Construction noise is prohibited on all Sundays and WA state holidays. Posting of construction hours is required. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1&2 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. To vary construction noise hours, the applicant shall apply for a noise permit that must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such requests may be required to include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority:

BCC 9.18.040

Reviewer:

Antoinette Pratt

B. PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT:

- 1. RIGHT-OF-WAY USE PERMIT: Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:
 - a) Designated truck hauling routes.
 - b) Truck loading/unloading activities.
 - c) Location of construction fences.
 - d) Hours of construction and hauling.
 - e) Requirements for leasing of right of way or pedestrian easements.
 - f) Provisions for street sweeping, excavation and construction.
 - g) Location of construction signing and pedestrian detour routes.
 - h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access. The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority:

BCC 11.70 & 14.30

Reviewer:

Tim Stever

- 2. Civil Engineering Plans Transportation: Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:
 - a) Traffic signs, markings, c-curb, and other features required to control traffic movements.
 - b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
 - c) All engineering details for ADA ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
 - d) All engineering details for installation or relocation of streetlights and related equipment, as well as the location of street trees.
 - e) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
 - f) Location of fixed objects in the sidewalk or near the driveway approach.
 - g) Trench restoration within any right of way or access easement.
 - h) Transformers and utility vaults to serve the development shall be placed inside the building or below grade, and not in the main walking path of sidewalks to the extent feasible.
 - i) Any damage to the site's frontage during the construction must be repaired or replaced as directed by the Transportation Department Construction Inspector.
 - j) Driveway aprons must be constructed in accordance with Design Manual Standard DEV-7E for NE 4th Street and DEV-7F for 108th Avenue NE.
 - k) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
 - Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Specific requirements are detailed below:

- a. In conjunction with frontage improvements on 106th Avenue NE that includes pavement widening and a curb return of 30 feet at 106th Avenue NE/ NE 4th Street, final engineering plans such as a road plan with detailed roadway cross-sections, street lighting and street channelization markings and signage are required.
- b. A parallel parking pullout for vehicles located adjacent to the City's 106th Avenue NE right-of-way where the applicant will be responsible for its operation and maintenance. This 10-foot wide dark colored concrete pullout will be used for passenger drop-off and pick-ups and/ or short term loading activity.
- c. The driveway located at NE 4th shall have an approach width, as defined in standard drawing DEV-7E, of 26 feet. The driveway apron design shall be consistent with

standard drawing DEV-7E. The driveway on 108th Avenue NE will be 24 feet wide and constructed per standard drawing DEV-7F.

- d. ADA curb ramp landings at the 106th Avenue NE/ NE 4th Street intersection must comply with city standards. In addition, the crosswalk width for both 106th Avenue NE and NE 4th Street must be 14-foot wide. The location of the proposed street trees on 106th Avenue NE will be based on the most recent landscaping plan submittal.
- e. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Authority:

BCC 14.60; Transportation Department Design Manual

Reviewer:

Abdy Farid

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT:

1. Transportation Impact Fee: Payment of the traffic impact fee will be required at the time of building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance for the above ground building permit will apply.

Authority:

BCC 22.16

Reviewer:

Abdy Farid

Building and Site Plans – Transportation: The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate traffic signs, markings, hardware, sidewalk design, and driveway approach design as specified in the civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as required by city code and as shown on the engineering plans.

Authority:

BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241

Reviewer:

Abdy Farid

3. Existing Easements: There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority:

BCC 14.60.100

Reviewer:

Tim Stever

4. Easements for Traffic Signal, Street Light Boxers and Vaults: The applicant shall provide easements to the City for location of traffic signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

Authority:

BCC 14.60.100

Reviewer:

Abdy Farid

Four 106 15-123106-LP & 15-123104-LD Page 55 of 63

5. Pedestrian and Utility Easements: The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city rights of way fronting this site. Documents granting such easements shall be signed by the property owner. Along NE 4th Street frontage between 106th Avenue NE and the site's most westerly property corner, where the sidewalk extends over the proposal's garage, a vertical clearance of at least 8 feet between bottom of the sidewalk and top of the garage shall be maintained.

Authority:

BCC 14.60.100

Reviewer:

Abdy Farid

6. **Dedication of Right-of-Way:** The applicant shall dedicate right of way to the City along the property frontage such that street improvements to and including the back of curb are located within the public right of way. This includes the curb return area at 106th Avenue NE/ NE 4th Street intersection.

Authority:

BCC 14.60.090

Reviewer:

Abdy Farid

7. Soil Nailing and Shoring: Soil nailing will be allowed under a street right of way, sidewalk/utility easement, or vehicular easement only if an indemnification agreement that protects the city is completed prior to issuance of the shoring permit. Temporary shoring walls will be allowed under a sidewalk easement (but not under right of way) if the shoring wall and pilings will not interfere with existing or planned utilities, and if pilings under the sidewalk are cut off at least eight feet below grade.

Authority:

BCC 14.30

Reviewer:

Tim Stever, Transportation Department

8. Loading Zone Pullout Agreement: The applicant will sign and record an agreement acknowledging that the applicant is responsible for signage, operation and maintenance of the dark colored concrete pullout. In addition, the agreement will provide for utilities easements under the area of the pullout.

Authority:

BCC 14.60.100

Reviewer:

Abdy Farid

9. Alternative Paving Material: The applicant shall sign and record an indemnification agreement that acknowledge that the applicant is fully responsible for all future maintenance and replacement of the alternative paving materials used along the site's frontage.

Authority:

BCC 14.60.110

Reviewer:

Tim Stever, Transportation Department

10. Transportation Management Program: The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

Four 106 15-123106-LP & 15-123104-LD Page 56 of 63

Authority:

BCC 14.60.070, 14.60.080

Reviewer:

Abdy Farid

11. No Build Easement: The Building Department requires FANA Key to grant a no build easement across a portion of the FANA Key Parcel. A No Build Easement Agreement shall be recorded on both properties. The Agreement must be recorded with King County Recorder's Office prior to building permit issuance.

Authority:

IBC Table 602

Reviewer:

Violeta Tihova (425) 452-4259

12. Boundary Line Adjustment: Phase I development is currently comprised of Parcel "A" (350 106th Avenue NE) which is .48 acres and Parcel "B" (320 106th Avenue NE) which is .44 acres. A Boundary Line Adjustment shall be required to remove the existing lot line prior to building permit issuance.

Authority: LUC 20.45B.260 Reviewer: Antoinette Pratt

13. Garage Exhaust Noise: The garage exhaust fans can create noise levels at the public sidewalk which exceed that allowed by the Bellevue City Code. This decision is conditioned to require certification by the project noise consultant that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits. Additionally, the noise consultant shall verify noise levels at the property line on the public sidewalk, any publicly accessible space, the mid-block pedestrian connection, and/or walkways adjacent to pedestrian oriented frontage that exhaust fans and any other such equipment will not exceed 60 dBA at the property line. The City may require certification of compliance following installation.

Authority:

BCC 9.18.030 and LUC 20.30F.145

Reviewer:

Antoinette Pratt

14. Design Review Modifications: Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section III of this report. Conditions of Approval run for the life of the project.

Authority:

LUC 20.30F.175, 20.25A.060

Reviewer:

Antoinette Pratt

15. Commercial Venting: To further protect this environment, the applicant shall be required to direct all venting away from pedestrian areas and gathering spaces either to the roof or L3. This will reduce the opportunity of malodorous odors from encroaching into the amenity deck/pedestrian areas.

Authority:

BCC 9.10.030.B and LUC 20.20.525

Reviewer:

Antoinette Pratt

Four 106 15-123106-LP & 15-123104-LD Page 57 of 63

16. Mechanical Equipment/Ventilation: The maximum elevation of 432'-3 ½" may not be exceeded for any reason within this application and approval. No changes shall be permitted to the shown roof details for this project without consent of staff during building permit review. Additional height is based on the details provided herein. Modification to the roof design/mechanical equipment without approval may place the additional height at risk for reduction to elevation 379'-9 ½". Additionally, all venting shall be designed so that it does not detract from the architectural integrity of the building for staff review prior to building permit issuance. Roof screening from above shall be reviewed and approved prior to building permit issuance.

Authority:

LUC 20.20.525

Reviewer:

Antoinette Pratt

MDP Recording: The applicant will be required to file the MDP with the King County Recorder's Office prior to building permit issuance. The MDP shall provide extended vesting for a period of 10 years from the date of MDP approval.

Authority:

LUC 20.30V.180

Reviewer:

Antoinette Pratt

18. Draft Art Package: Art will be provided along the NE 4th and 106th Avenue NE street frontages. A draft package was provided by the artist for staff review. Prior to building permit issuance, the draft package dated April 22, 2016, will be required to be finalized prior to building permit issuance.

Authority:

LUC 20.25A.030, #14

Reviewer:

Antoinette Pratt

19. Binding Site Plan (BSP) Recording: The applicant shall submit a BSP for staff review and approval prior to building permit issuance. The BSP shall be recorded with King County Recorder's Office before the sale or lease of any lot, tract or parcel. The BSP shall include all required dedications and easements per the MDP conditions of approval at the time of Design Review application for each project. Additional amendments may be required based on future phases of development. Any noted discrepancies between the public and private street cross sections as portrayed on the MDP and Design Review plans shall be reconciled prior to recording of the BSP. Modifications shall be processed as an amendment to the Binding Site Plan, per RCW 58.17.

Authority: RCW 58.17.035, Alternative Land Division

Reviewer: Antoinette Pratt

20. Consistent Usage of Pedestrian Amenities: Sheet MDP-A.21 provides an overview of proposed lighting (bollard, exterior step light, and landscape up lighting), benches, litter receptacles, and vine walls. Additional detailing shall occur with future design review applications to continue said pedestrian amenities. Consistent usage of street furniture, lighting, etc. for the pedestrian shall be provided for each future phase prior to building permit issuance.

Authority:

LUC 20.30V.130

Reviewer:

Antoinette Pratt

Four 106 15-123106-LP & 15-123104-LD Page 58 of 63

21. Podium Level Amenities: The applicant has designed the top of the podium to include an outdoor pool deck with corresponding amenity features to include a rooftop kitchen/bar area for entertaining which shall be accessible to the public. While this serves as amenity space for the hotel guests and residents in each tower, this shall also serve as public amenity space.

Authority: LUC 20.25A.030, Active Recreation Area

Reviewer: Antoinette Pratt

Residential Vents: The applicant shall provide to-scale plans for venting the hotel and residential units. Vents from the individual units shall extend to the roof, and not out the side walls, unless the applicant can demonstrate that the vents can be designed and constructed to successfully integrate with the overall design of the building exterior. Screening and installation details must be submitted and approved by the Development Services Department.

Authority: LUC 20.25A.110.B.3
Reviewer: Antoinette Pratt

D. PRIOR TO CERTIFICATE OF OCCUPANCY:

- Street Frontage Improvements: All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department Construction Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the city requires a delay. Specific requirements include but are not limited to the following:
 - a) Driveway widths and approaches must be constructed in accordance with the approved civil engineering plans.
 - b) Landings on sloping approaches are not to exceed a grade of 7% for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
 - c) Streetlights shall be located per the approved streetlight plan and street trees shall have the required spacing from the streetlights in order to achieve the required on-street lighting levels.
 - d) Traffic signal poles, signs and equipment shall be located per the approved traffic signal plan.
 - e) Fixed objects shall be at least ten feet from any driveway edge, as defined by Point A in standard drawing DEV-7E, and at least three feet behind the face of curb, unless the Transportation Department approves less space.

- f) Public sidewalks, ramps, and pedestrian pushbuttons shall be ADA compliant.
- g) Street and sidewalk improvements shall have an acceptable cross slope and shall have adequate provisions for drainage.
- h) Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.
- i) Required traffic signs, markings, c-curb and other traffic controls shall be installed.
- j) Vehicle and pedestrian sight distance shall be provided per BCC 14.60.240 and 14.60.241. Vertical as well as horizontal line of sight and all fixed objects, structures, and mature landscaping must be considered when checking for sight distance.

Authority: BCC 14.60.090, 110, 120, 150, 181, 190, 200, 210, 240, 241; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

Reviewer:

Abdy Farid

2. Pavement Restoration: Pavement restoration associated with street frontage improvements, utility installation, or to repair damaged street surfaces shall be provided as follows. On both 106th Avenue NE and NE 4th Street any trenching or construction-related street damage will require half street or full street grind and overlay. The exact extent of the pavement restoration will be determined in the Right of Way Use Permit for the development and discretion of the Transportation Construction Inspector.

Authority:

BCC 14.60. 250; Design Manual Design Standard #23

Reviewer:

Tim Stever

3. Implement the Transportation Management Program: A Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080 and specified in the required TMP agreement (see Condition of Approval above) must be implemented and accepted by the Transportation Department.

Authority:

BCC 14.60.070, 14.60.080

Reviewer:

Abdy Farid

4. Public Access: Mid-block connections have been established for Phases I, II and III of the MDP. 24-hour public pedestrian access shall be accommodated along Phase I, east/west mid-block connection. In addition, public access signs located prominently and visible to pedestrians from the public right-of-way shall be posted at every point where the public access easement intersects with the public right-of-way prior to Certificate of Occupancy. A written agreement that meets the satisfaction of the Development Services Department Director shall be recorded with the King County Recorder's office.

Authority:

LUC 20.25A.110, BCC 22B

Reviewer:

Antoinette Pratt

Four 106 15-123106-LP & 15-123104-LD Page 60 of 63

5. Bonus System Recording: The applicant shall record a copy of the approved bonus point calculations, a statement that 100% of the project frontage shall remain pedestrian-oriented retail, and the project drawings & conditions of this Design Review with the King County Records office.

Authority:

LUC 20.25A.020.D.3

Reviewer:

Antoinette Pratt

6. Landscape Installation Assurance Device: If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority:

LUC 20.40.490

Reviewer:

Antoinette Pratt

7. Landscape Maintenance Device: The applicant shall file with DSD a landscape maintenance assurance device for a one-year period from the date of final inspection in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

Authority:

LUC 20.40.490

Reviewer:

Antoinette Pratt

8. Interior Noise: The Bellevue City Code, BCC 9.18, limits <u>interior</u> noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met.

Authority:

BCC 9.18

Reviewer:

Antoinette Pratt

9. Site and Building Lighting: Site and building lighting will be required to comply with light and glare standards to reduce spillover on adjacent parcels.

Authority:

LUC 20.20.522

Reviewer:

Antoinette Pratt

10. Allocation of Parking for Retail, Restaurant, and Visitor: Prior to TCO, applicant shall submit plans of the parking garage to Land Use, identifying the exact location of the parking stalls to be assigned to the retail, restaurant and visitor uses in the building and identify any conditions and/or restrictions for these spaces.

Authority:

LUC 20.25A.050

Reviewer:

Antoinette Pratt

11. Storefront Glazing/Vision Glass: To ensure visibility from the sidewalk along NE 4th Street and 106th Avenue NE to enhance the pedestrian environment at this level into the restaurant/bar and lobby areas of the project. The vision glass should be clear (non-tinted,

Four 106 15-123106-LP & 15-123104-LD Page 61 of 63

> non-reflective) window glass. The windows shall not be obstructed with devices such as curtains, blinds, etc. and shall allow continuous visual access into the retail spaces with exception for sun shading at seasonal times of the year. Blinds shall be raised when the sun intensity has receeded.

Authority:

LUC 20.25A.030.C.1, 20.15A.090.E and 20.30F.145

Reviewer:

Antoinette Pratt

Planting in Right-of-Way/Streetscape: Planting shall be done according to the Parks 12. Department Best Management Practices and Design Standards in place at the time of construction. A Parks Department representative shall be on-site to inspect street trees prior to planting and at the time of planting to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection.

Authority:

LUC 20.25A.060.B

Reviewer:

Tom Kuykendall, Parks Department

Antoinette Pratt, Land Use

- Planting Strip/Right-of-Way Irrigation: The irrigation system for all street trees and 13. landscaping within the right-of-way shall be on a separate water meter and controller that can be accessed 24 hours a day by the City of Bellevue. Include automatic operation and rain sensors to override the automatic cycle if needed. Coordinate the exact location and design with the Parks Department prior to irrigation installation. Parks Department contacts are the following:
 - * Tom Kuykendall, tkuykendall@bellevuewa.gov or (425) 452-7925; or
 - * Melissa Kerson, mkerson@bellevuewa.gov or (425) 452-4100
 - No drip irrigation will be allowed within any City right-of-way.
 - Schedule 40 irrigation pipe is required.
 - There shall be a minimum 4-inch diameter sleeve under all new sidewalks and driveways.
 - If the irrigated area exceeds 500 square feet then the landscape irrigation budgeting section of the Water Code applies.
 - Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

Authority: BCC 24.02.205, LUC 20.25A.060.B

Reviewer: Antoinette Pratt

E. PRIOR TO ISSUANCE OF SIGN PERMITS

- 1. Signs: All signage shall be pedestrian oriented. A comprehensive sign package shall be submitted to DSD for review and approval prior to issuance of any sign permits. The sign package plans, elevations, and other sketches shall include but are not limited to:
 - A. Location
 - B. Lighting
 - C. Color Palette
 - D. Material
 - E. Design (No cabinet or can signs are permitted)

Signage shall be the minimum size necessary to convey information and shall be architecturally compatible and integrated with the building. See Sign Code limitations or other design criteria. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: LUC 20.25A.110, LUC 20.30F, BCC 22B

Reviewer: Antoinette Pratt

ATTACHMENTS

- A. Project Plans and Drawings
- B. FAR and Amenity Calculations
- C. Certificate of Concurrency

ATTACHMENT A (Project Plans and Drawings)



PERMIT# 15-123106 LP

Revised January 8th, 2016 Revised July 13th, 2016 Revised November 4th, 2016



MDP DRAWING SCHEDULE

DI DIWWII	TTG SCITE DOLL	
ARCHITEC	TURAL	
MDP-A.1	COVER PAGE	(REVISED 11/4/2016)
MDP-A.2	SHEET INDEX	(REVISED 11/4/2016)
MDP-A.3	VICINITY MAP	
MDP-A.4	EXISTING VICINITY AERIAL SITE PLAN	
MDP-A.5	EXISTING STREET LEVEL VIEWS	
MDP-A.6	EXISTING STREET CONTEXT	
MDP-A.7	SITE TOPOGRAPHY PLAN	
MDP-A.8	EXISTING VICINITY VIEWS	
MDP-A.9	EXISTING VIEWS	
MDP-A.10	106TH PL NE - EXISTING ALLEY VIEWS 1	
MDP-A.11	106TH PL NE - EXISTING ALLEY VIEWS 2	
MDP-A.12	THROUGH - BLOCK PEDESTRIAN CONNECTION EXISTING	
MDP-A.13	MID - BLOCK CONNECTOR PLAN	(REVISED 11/4/2016)
MDP-A.14	SITE FEATURE DIAGRAMS	
MDP-A.15	EXISTING SITE SECTIONS	
MDP-A.16	PHASE 01 MASTERPLAN / SITE PLAN	(REVISED 11/4/2016)
MDP-A.17	PHASE 02 MASTERPLAN / SITE PLAN	(REVISED 11/4/2016)
MDP-A.18	PHASE 03 MASTERPLAN / SITE PLAN	(REVISED 11/4/2016)
MDP-A.19	ALLEY VIEW LOOKING SOUTH	(REVISED 7/13/2016)
MDP-A.20	THROUGH - BLOCK PEDESTRIAN CONNECTION	(REVISED 7/13/2016)
MDP-A.21	PEDESTRIAN AMENITIES KIT-OF-PARTS	(REVISED 7/13/2016)
MDP-A.22	MASSING MODEL BY PHASES	(REVISED 7/13/2016)
MDP-A.23	PERSPECTIVES ELEVATION	(REVISED 1/08/2016)
MDP-A.24	ZONING SUMMARY	
MDP-A.25	PHASED FAR	(REVISED 11/4/2016)
LANDSCA	PE	
MDP-L.1	PRELIMINARY LANDSCAPE PLAN	
MDP-L.2	PRELIMINARY LANDSCAPE PLAN	
MDP-L.3	PRELIMINARY LANDSCAPE PLAN	
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MDP-C.1 MDP-C.2

TRAFFIC MDP-T.1 MASTER DEVELOPMENT PLAN

SITE PLAN B ROAD AND GRADING PLAN

SURVEY
MDP-SUR.1 EXISTING CONDITIONS SURVEY PHASE 1&3
MDP-SUR.2 EXISTING CONDITIONS SURVEY PHASE 1&3 MDP-SUR.3 EXISTING CONDITIONS SURVEY PHASE 1&3
MDP-SUR.4 EXISTING CONDITIONS SURVEY PHASE 2 (PLAZA 305)
MDP-SUR.5 EXISTING CONDITIONS SURVEY PHASE 2 (PLAZA 305)

MASTER DEVELOPMENT PERMIT
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320-350 105TH AVENE
BELLEVUE WA 98004
HOPR: 15.12708 LP

MDP-A.2



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MDP-A.3



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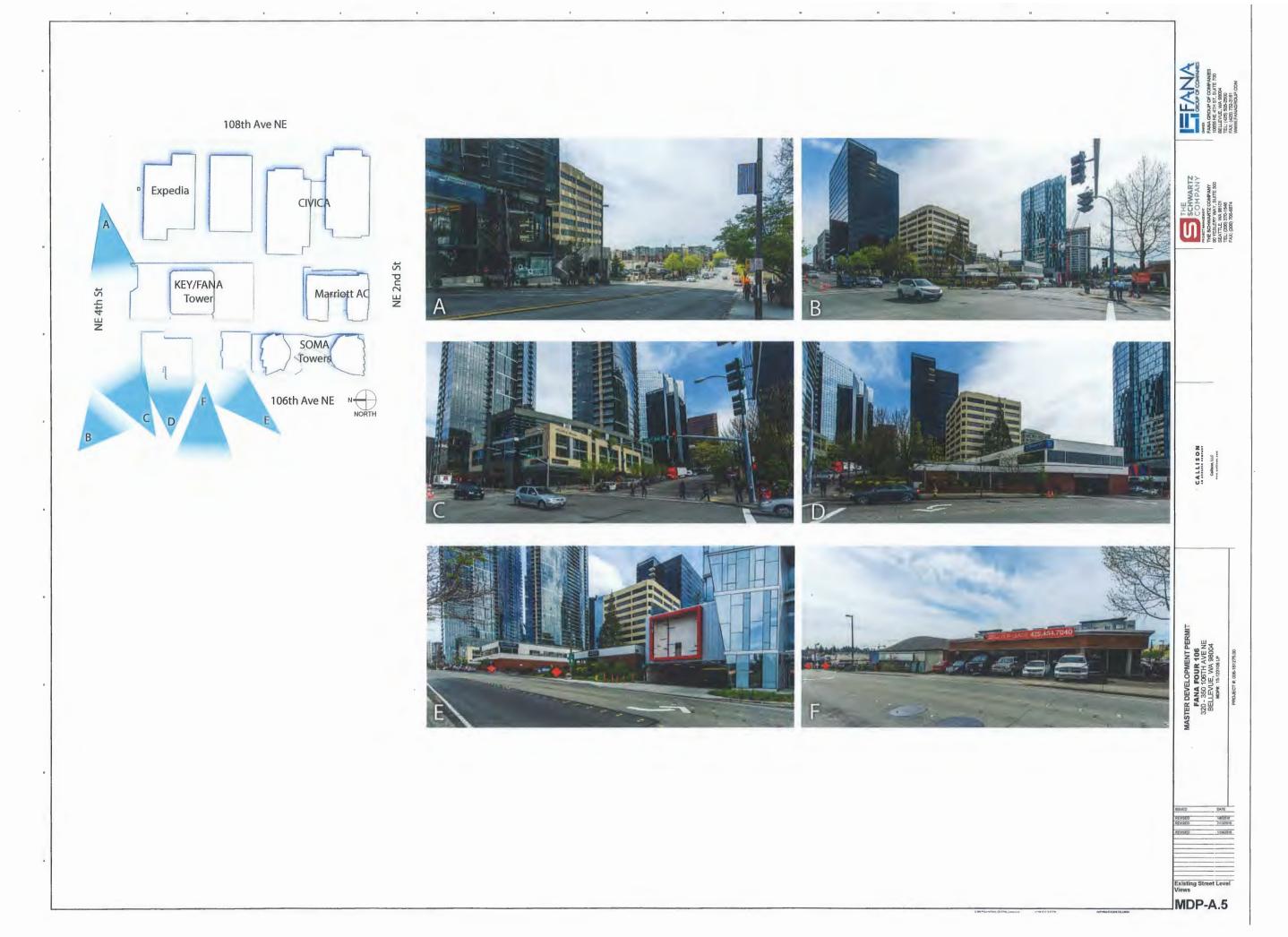
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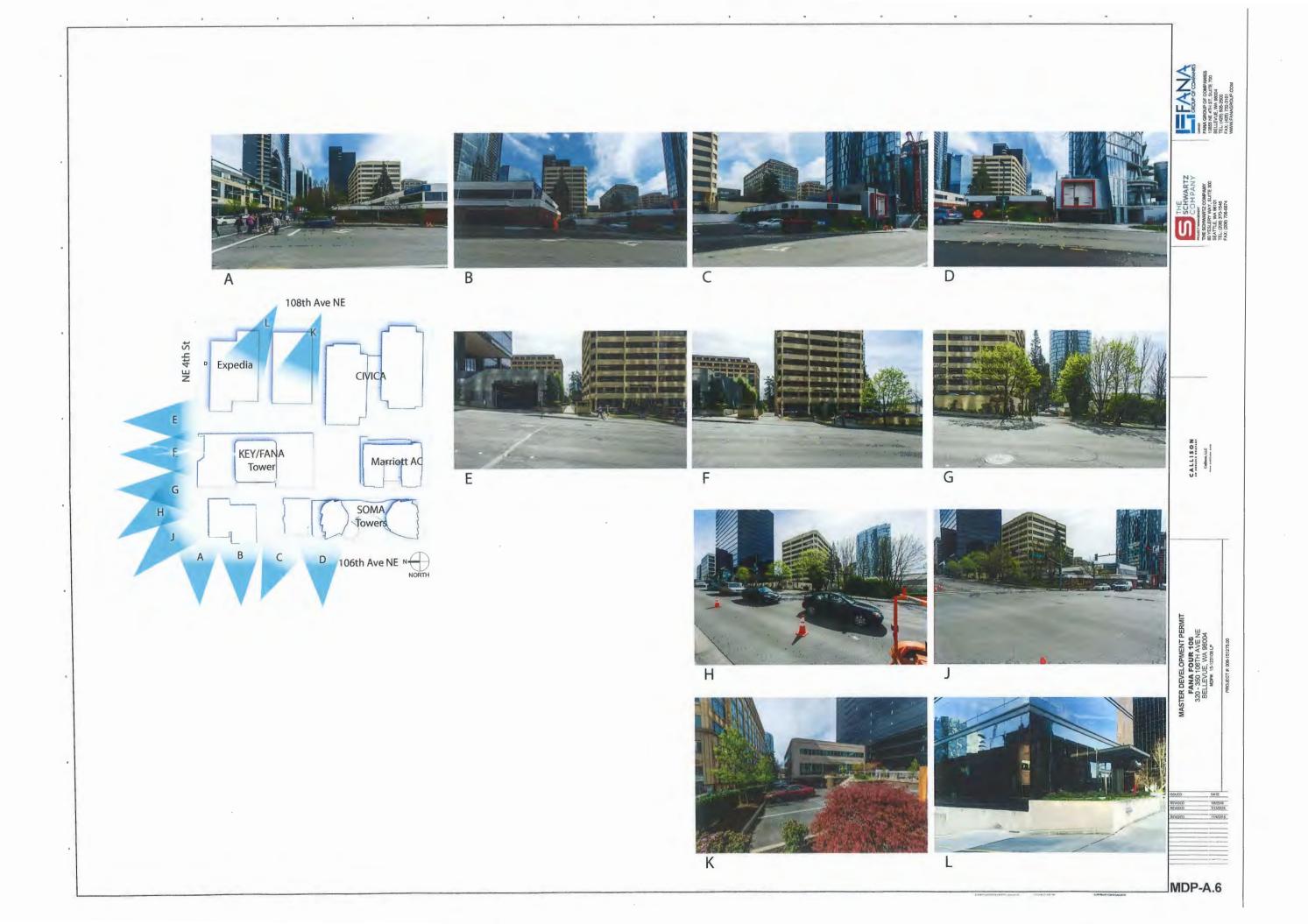
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Existing Vicinity Aerial Site Plan

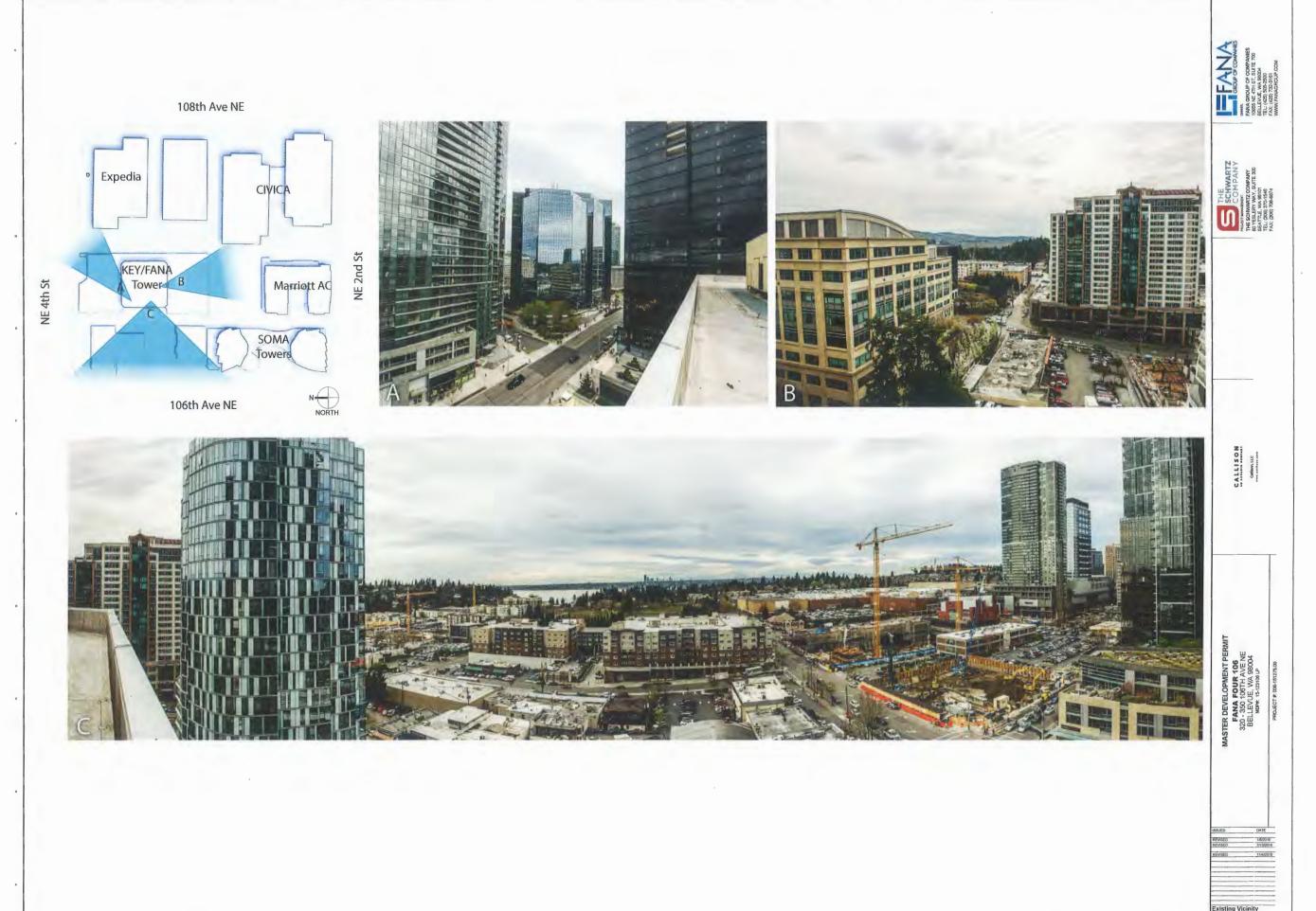


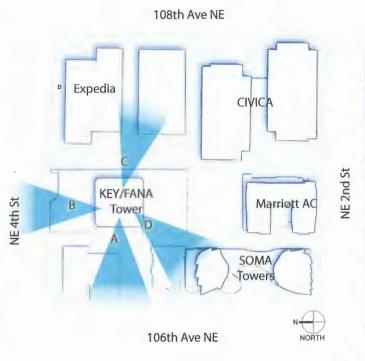




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Site Topography Plan







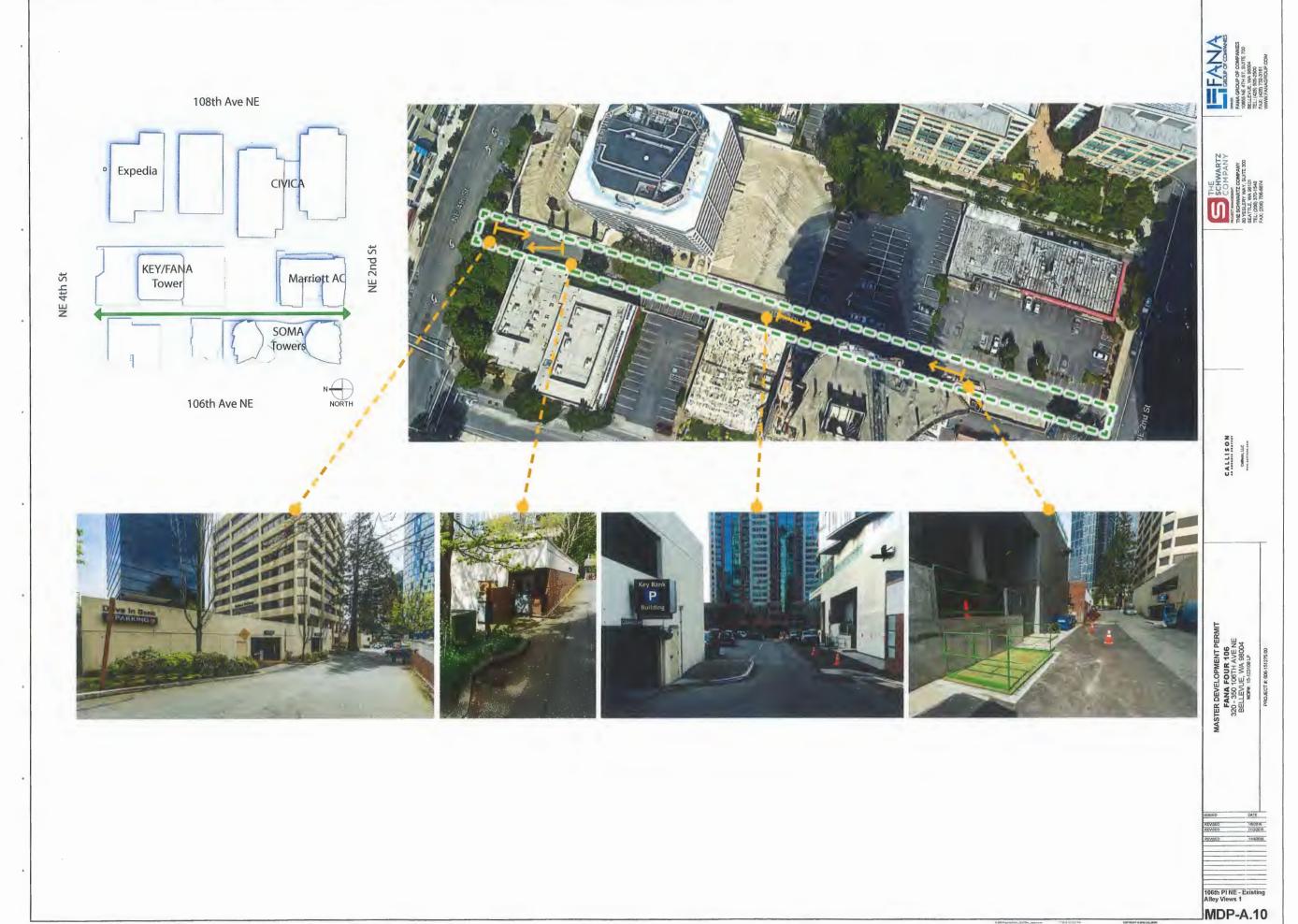


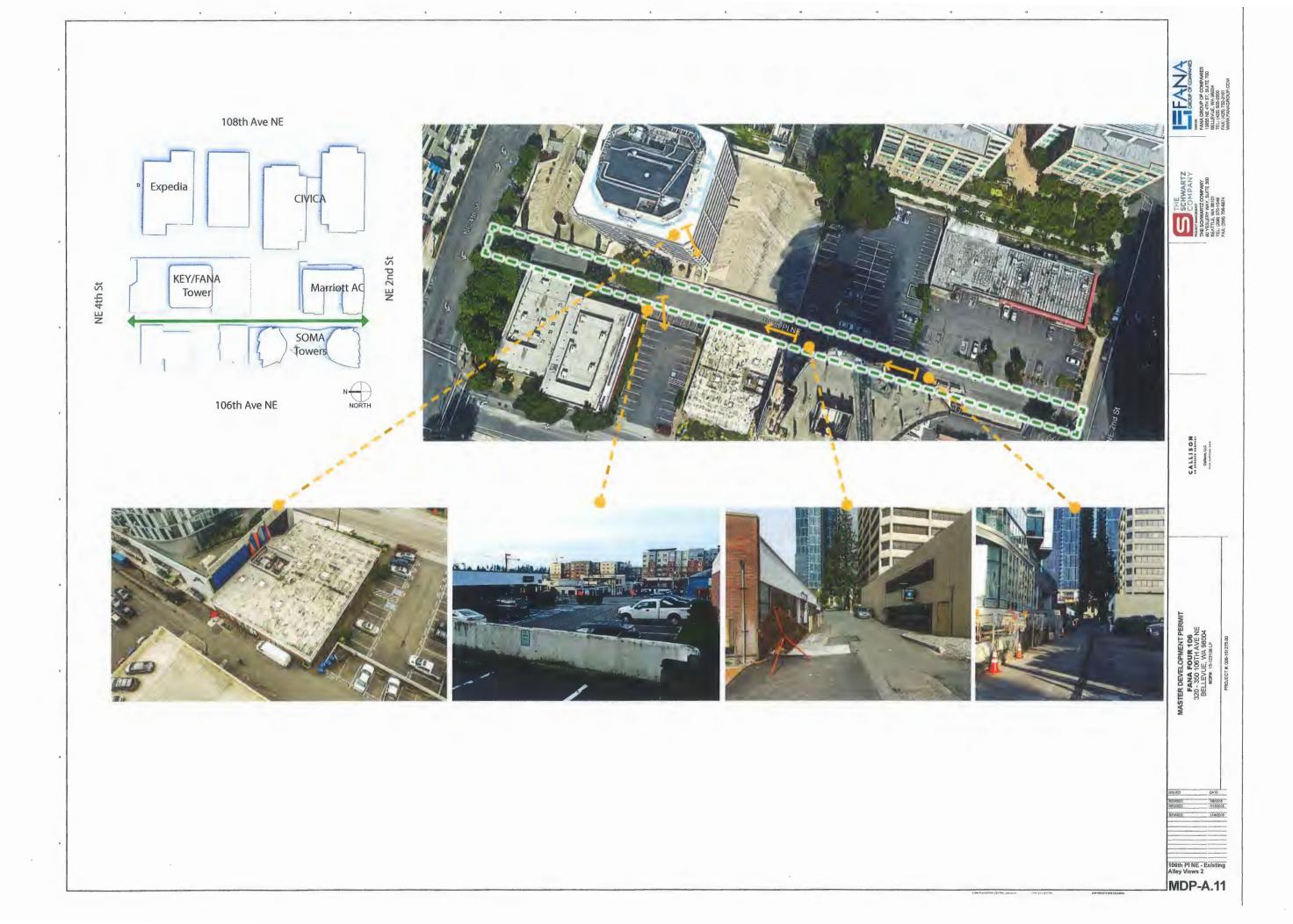


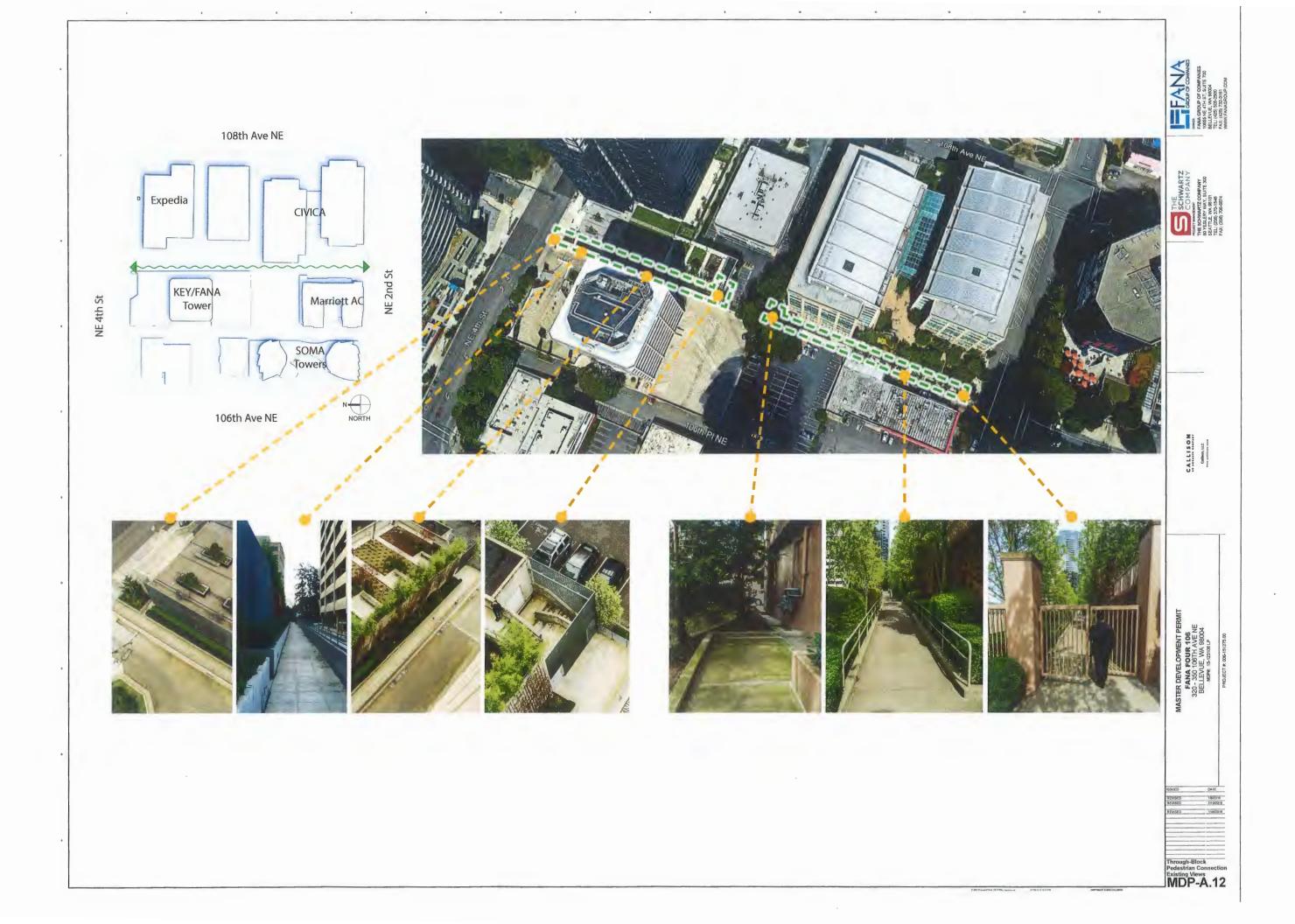


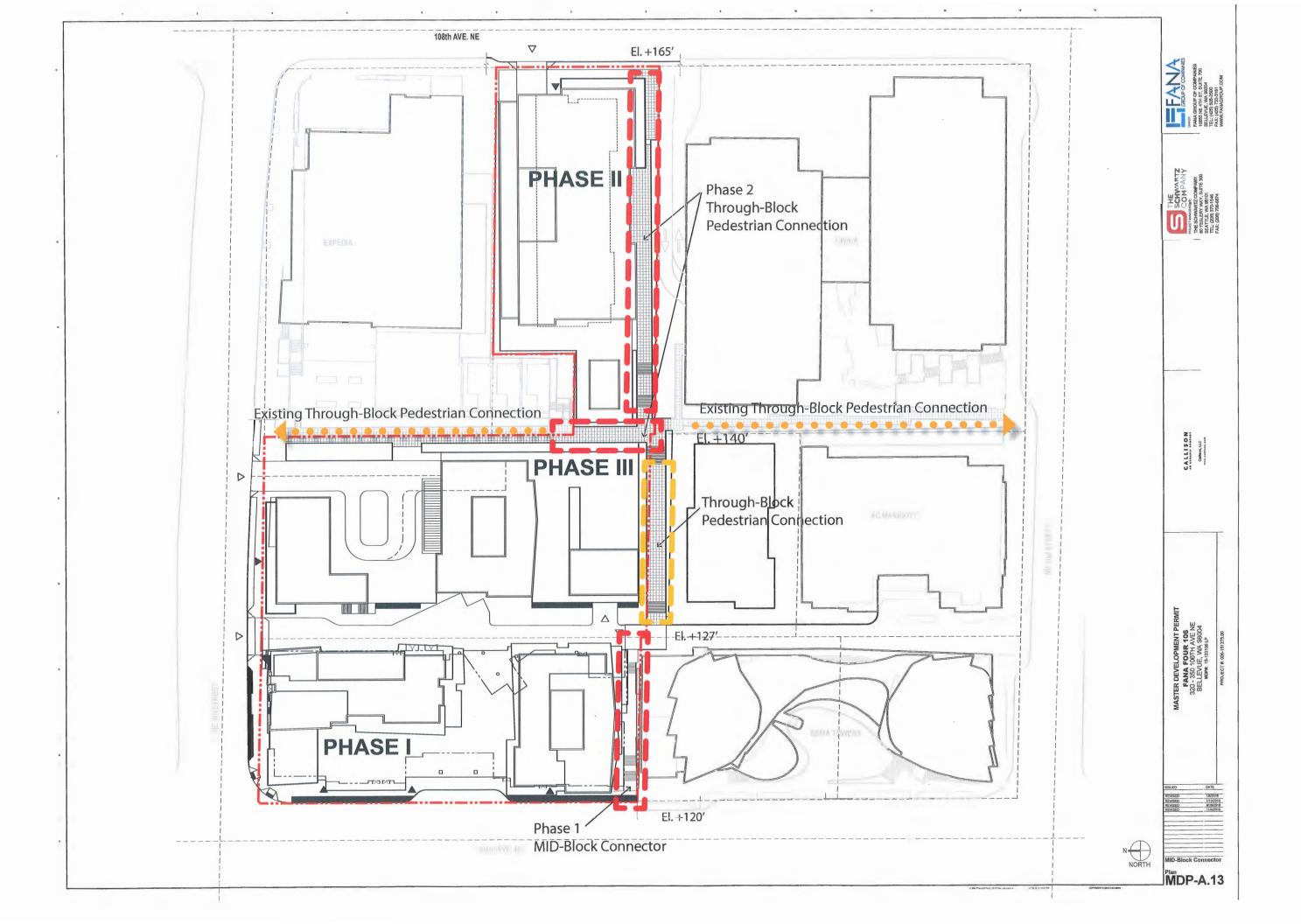


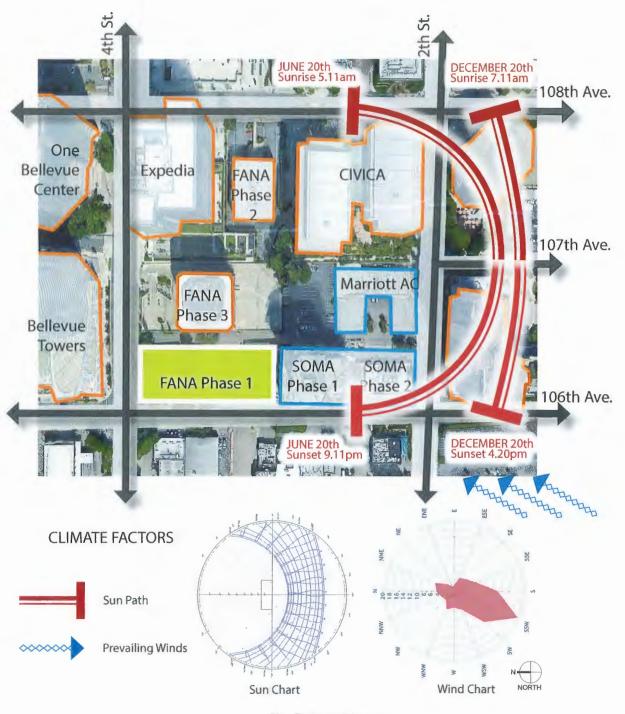
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Site Feature Diagrams

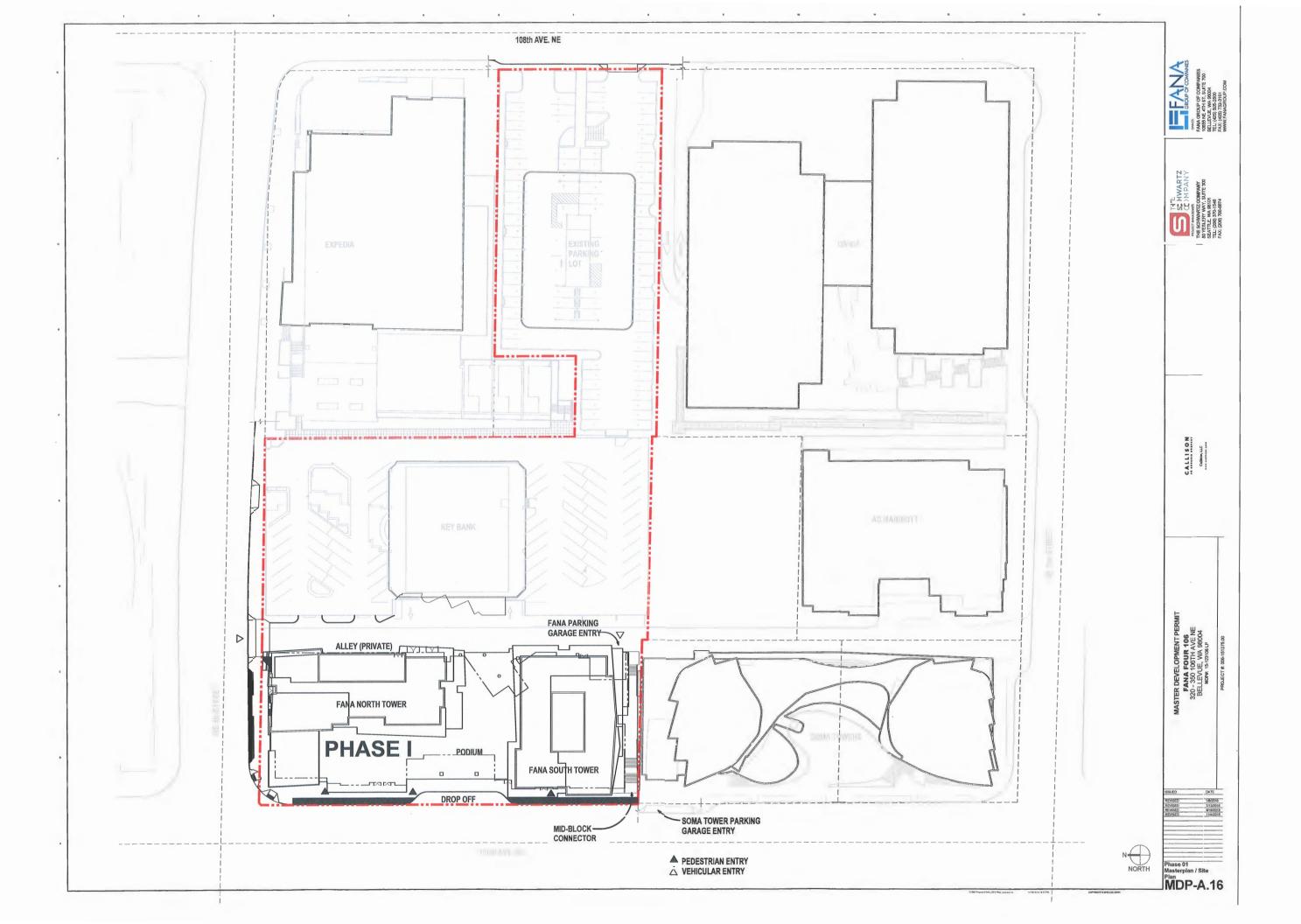
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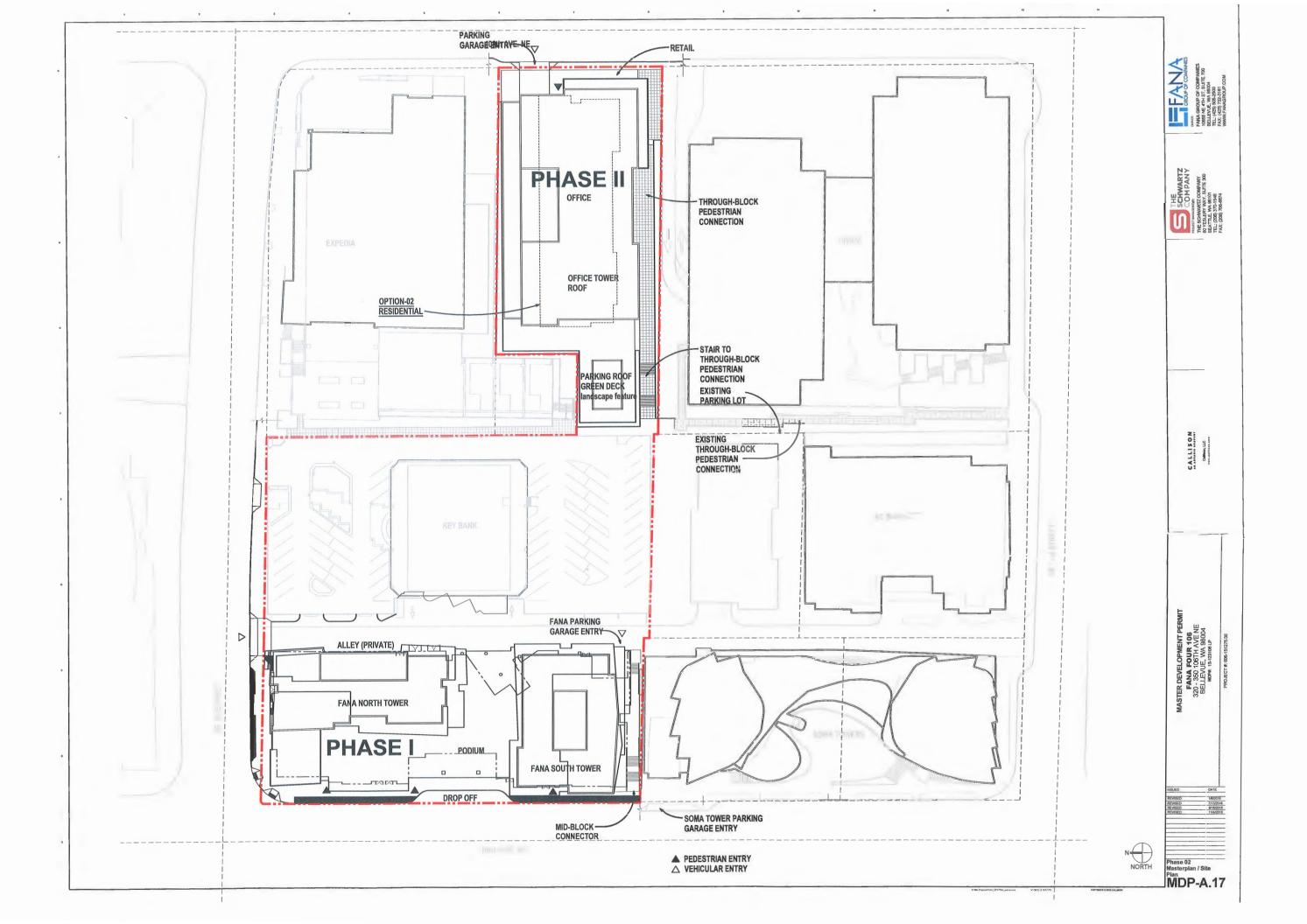
SITE FEATURE DIAGRAMS

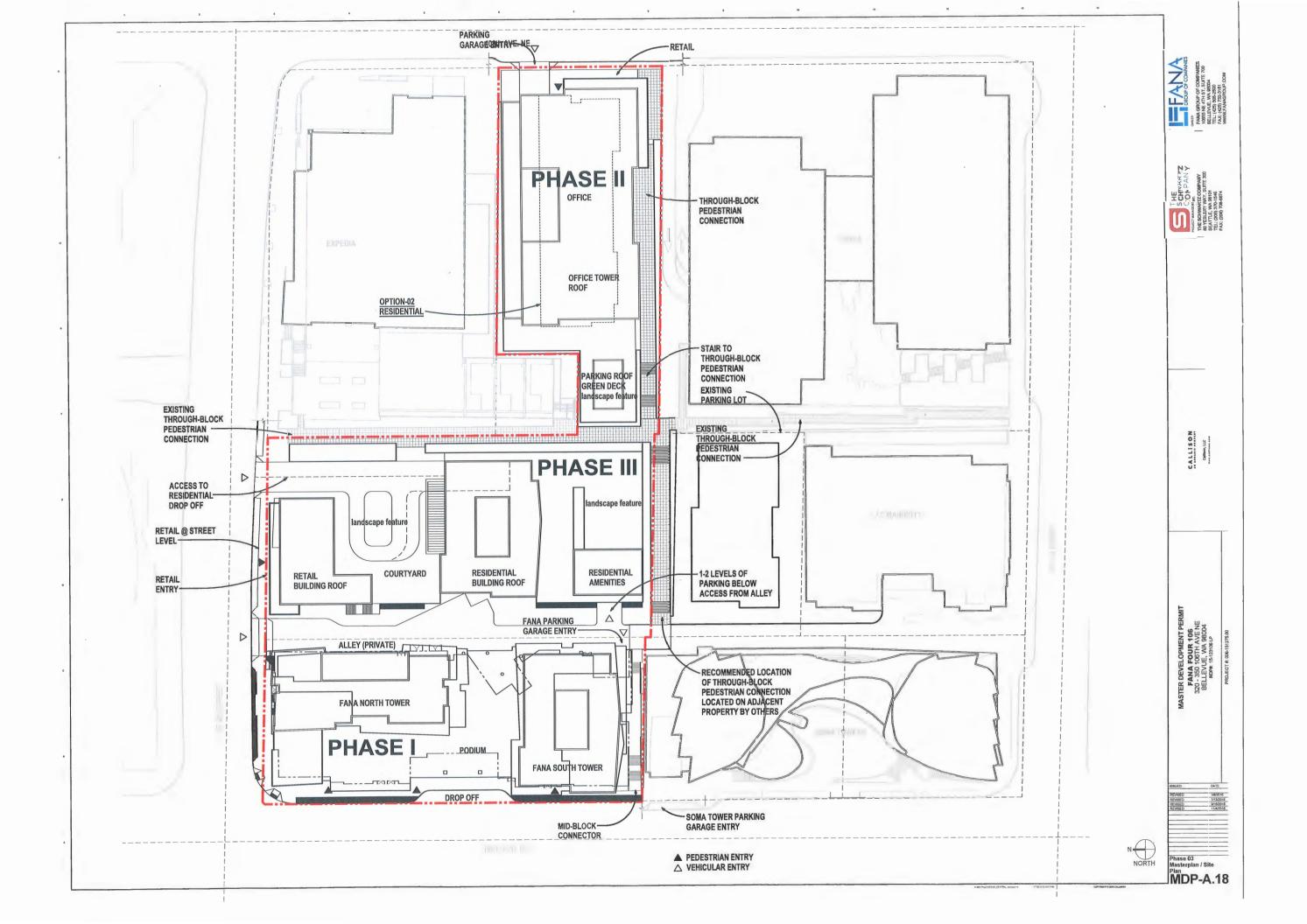


MASTER DEVELOPMENT PERMIT
FANA FOUR 106
S20-350 10574 A/E NE
BELLEVUE, WA 98004
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BENCHES (LANDSCAPE FORMS; NEOLIVIANO)



VINE WALLS (VIRGINIA CREEPER)



LITTER RECEPTACLE (LANDSCAPE FORMS: LAKESIDE)



BOLLARD LIGHT



EXTERIOR SCONCE LIGHT



LANDSCAPE ACCENT LIGHT





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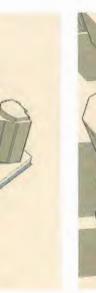
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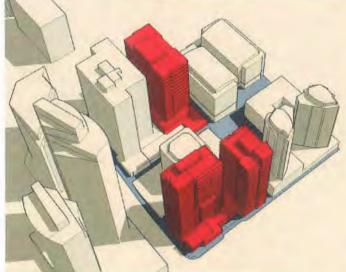
PEDESTRIAN AMENITIES KIT-OF-PARTS MDP-A.21

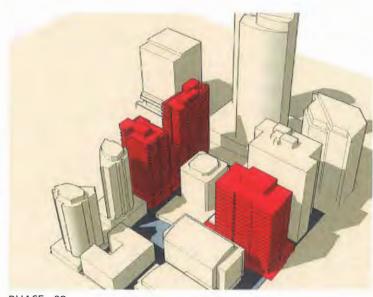
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PHASE - 01

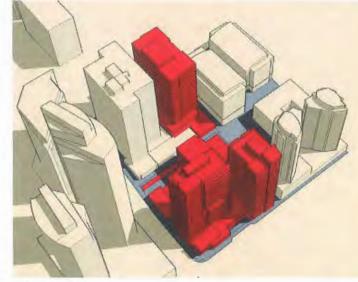


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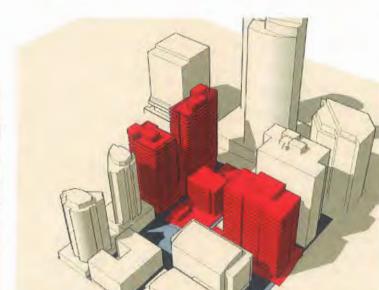




PHASE - 02



PHASE - 03

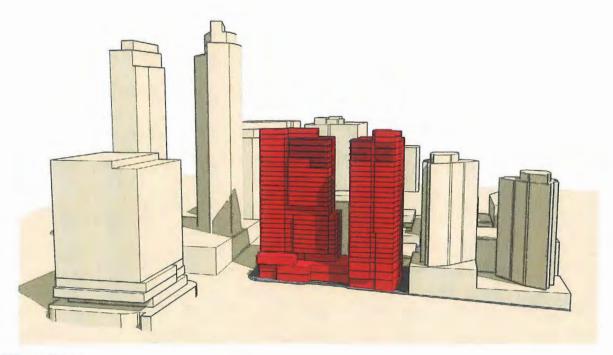


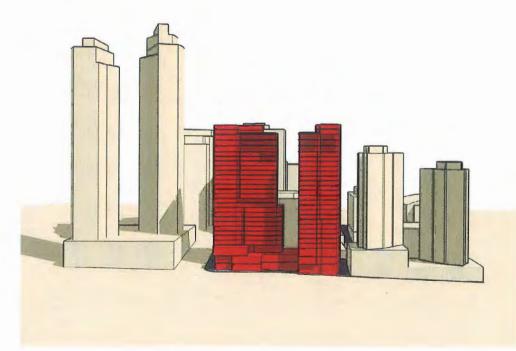
PHASE - 03

CALLISON

MASTER DEVELOPMENT PERM FANA FOUR 106 320-350 106TH AVE NE BELLEVUE, WA 98004 MOPF: 15.123108 LP

MASSING MODEL BY PHASES MDP-A.22





PHASE ONE MASSING

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CALLISON

MASTER DEVELOPMENT PERMIT FANA FOUR 106 320 - 350 106TH AVE NE BELLEVUE, WA 98004

ISSUED DATE
REVISED 1800
REVISED 7112
REVISED 11142

Perspectives
Elevation
MDP-A.23

Maximum Height 150 ft Basic

FANA 4th Street, 216579.00 Zoning Code Study Highlights June 8, 2016 Page 3

*in a mixed use development

WALKWAYS & SIDEWALKS

LUC

11 feet plus 5 feet of planter strip from BOC

LUC 20.25A.060. A.2 & 3

106th Avenue NE-

7 feet plus 5 feet of planter strip from BOC *ROW Designation 'D'

Guldelines Building/Sidewalk Relationships

CALLISON

Minimum Width- NE 4th-Perimeter

*ROW Designation 'C'

0/1000sf minimum

3,3/1000sf maximum (except Hotel)

*Design

108th Avenue NE-7 feet plus 5 feet of planter strip from BOC *ROW Designation 'C'

ZONING CODE HIGHLIGHTS

June 8, 2016

FANA 4th Street 216579.00

Applicable Land Use Documents

Design Guidelines Building/Sidewalk Relationships
 City Center South Downtown Subarea Plan

3. Land Use Code, Downtown 20.25.A

Major Land Use Code (LUC): 1. LUC 20.30.V M

2. LUC 20.30.F

Master Development Plan Design Review

3. LUC 20.25A.030 4. LUC 20.25A.040 FAR Amenity Incentive System Landscape Development Parking/ Circulation

5. LUC 20.25A.050 6. LUC 20.25A.110

Design Review Criteria Design Guidelines- Building/Sidewalk Relationships 7. LUC 20.25A.115

Mark.	Regunsterits	CARM
DIMENSIONAL REQUIREMENTS		
Land Use District	Downtown Office District 2 (DNTN O-2)	Land Use Map
Comprehensive Plan Designation & Policies	City Center South	Downtown Subarea Plan
Uses Allowed	Hotel, residential, retail, office parking uses permitted. For lease spaces, refer to detailed charts in the LUC.	LUC 20.10.440
FAR General	4.0 Basic 6.0 Maximum	LUC 20.25A
FAR Max Requirements	The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System-LUC 20.25A.030.	LUC 20.25A.020 Footnote (8) & (10)
FAR Retail	Up to a maximum of 1.0 FAR that is devoted to retail activities will not go against the FAR if located in compliance with LUC 20.25A.115 for "A" Rights-of-Way and Section IV.F of the Design Guidelines- Building/Sidewalk Relationships.	LUC 20.25A.B.3

	250 ft Max		20.25A.020B.4.a
	37.5 feet (15% unique archite equipment, int modulation, si architectural fe requirements		
	15 feet maybe	added for uninhabitable mechanical space.	
Maximum Lot Coverage	100%		LUC 20.25A.020.A.2
Maximum Floor		for non-residential	LUC
Area Above 40 ft	20,000 GSF/F	for residential	20.25A.020.A.2
Maximum Floor Area Above 80 ft		for non-residential	LUC 20.25A.020 Footnote (5)
		above 40 ft maybe averaged together.	. James (a)
Setbacks	When the built Front Prop Side Prop above 40 Rear Prop above 40 Setbacks from	LUC 20.25A.020.A.2 Including Footnotes (1) (3) & (15)	
	property lines		
PARKING			
Parking Requirements	Office=	2.0/1000sf minimum 2.7/1000sf maximum	LUC 20.25A.050.B
	Residential=	0/unit minimum 2.0 maximum	
	Restaurant=	0/1000sf minimum 15.0/1000sf maximum	

FANA FAR Calculation per Construction Phase

This represents maximum square feet to be built in the MDP.

10/31/2016

Lot Area		124,998
Base Permitted Floor Area (Base FAR x Project Limit)	4.0	499,992
FAR Subject to Amenity System (except for retail)	2.0	249,996
Total MAX. FAR except retail	6.0	749,988

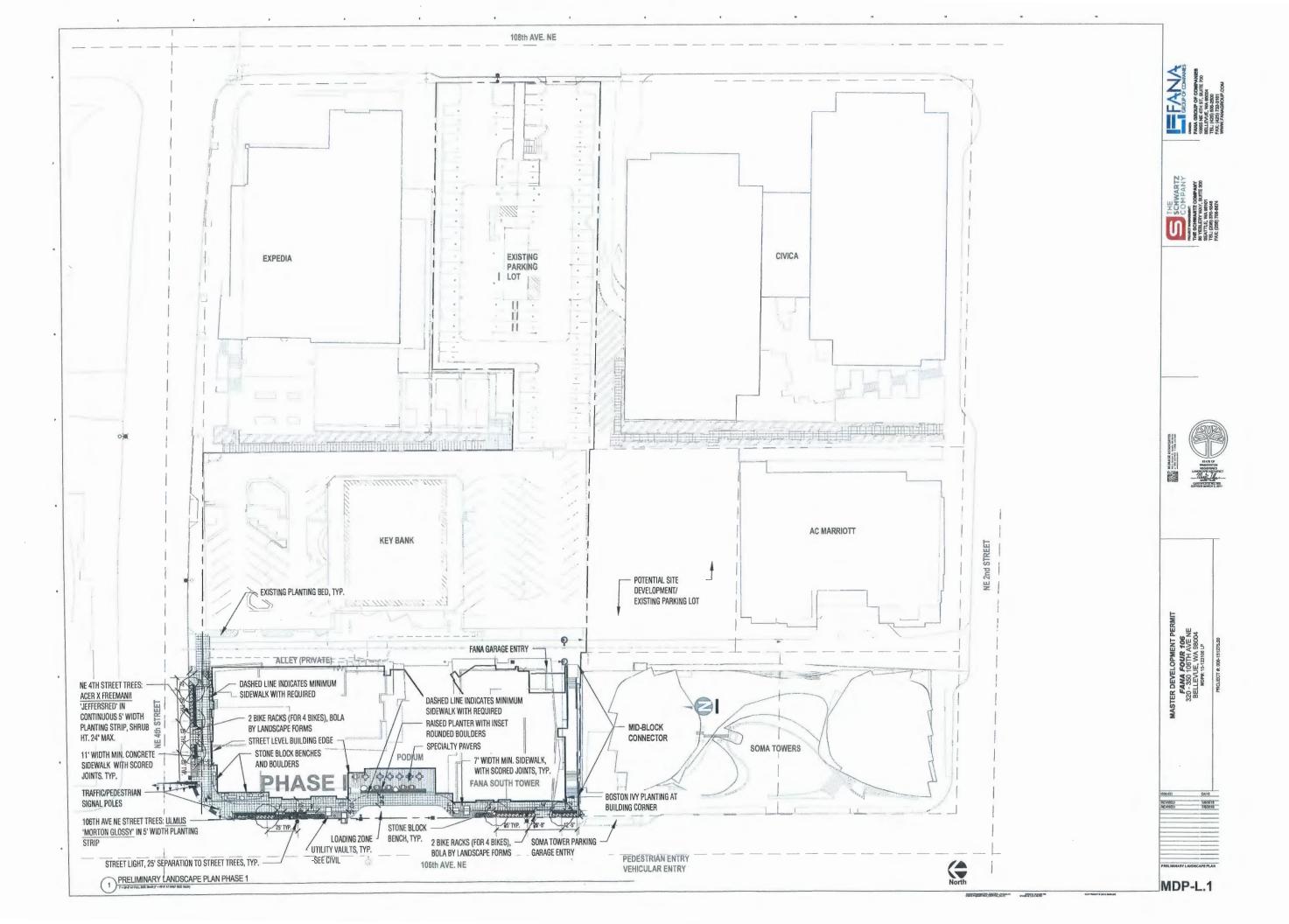
MDP - Option A

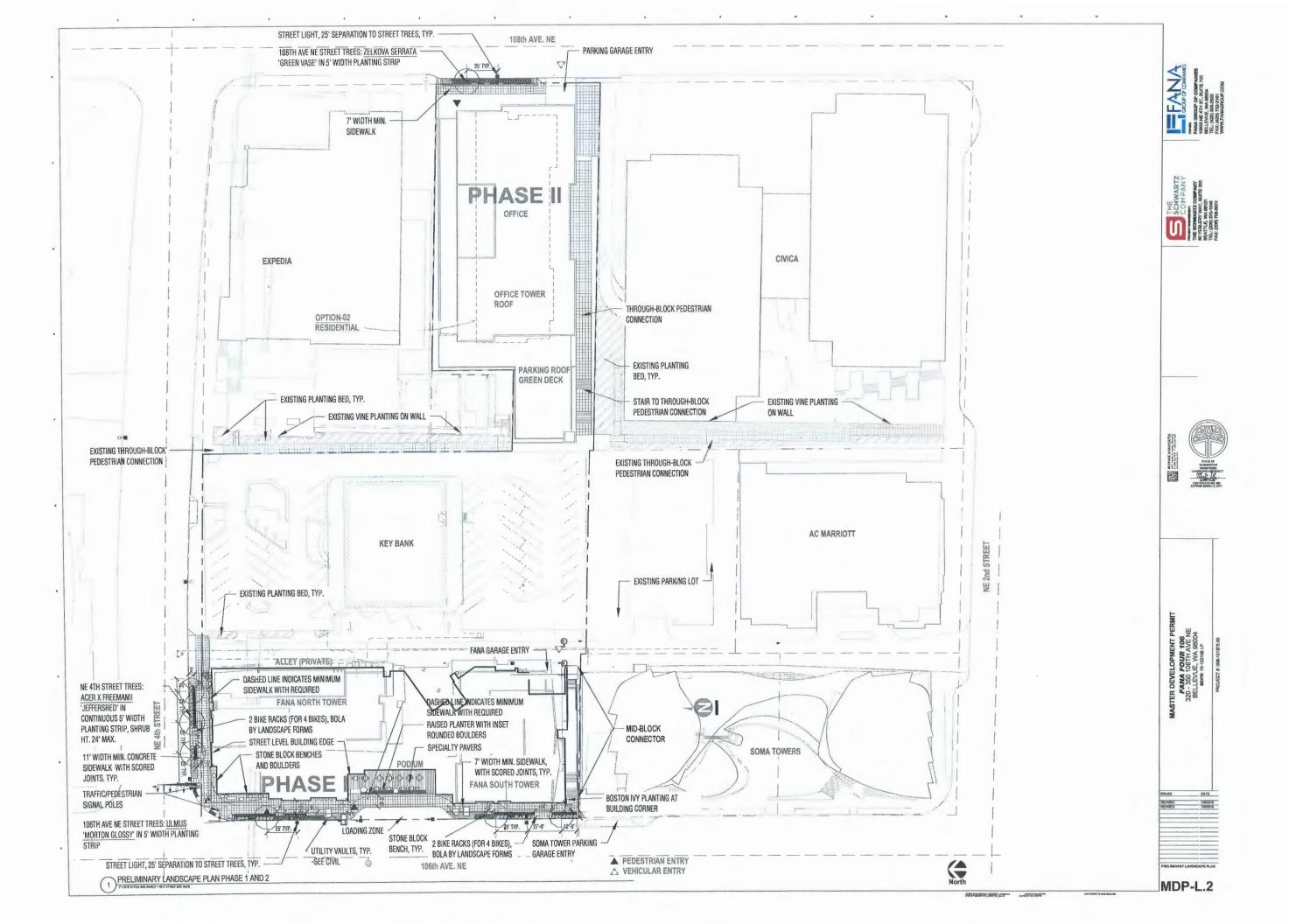
FAR per Constru	iction Phase			
Floor Area for FA	R	Phase 1 417,567	Phase 2 221,000	Phase 3 111,400
FAR breakdown	per Construction Phase			
		Phase 1	Phase 2	Phase 3
	Phase 2 existing Office	23,352	(23,352)	-
Cumulativa Flag	Phase 3 existing Office	96,571		(96,571)
Cumulative Floo Area for FAR	New Construction - Office	_	221,000	-
	New Construction - Residential	417,567		111,400
	Net GFA for FAR	537,490	735,138	749,967
Cumulative FAR		4.3	5.9	6.0

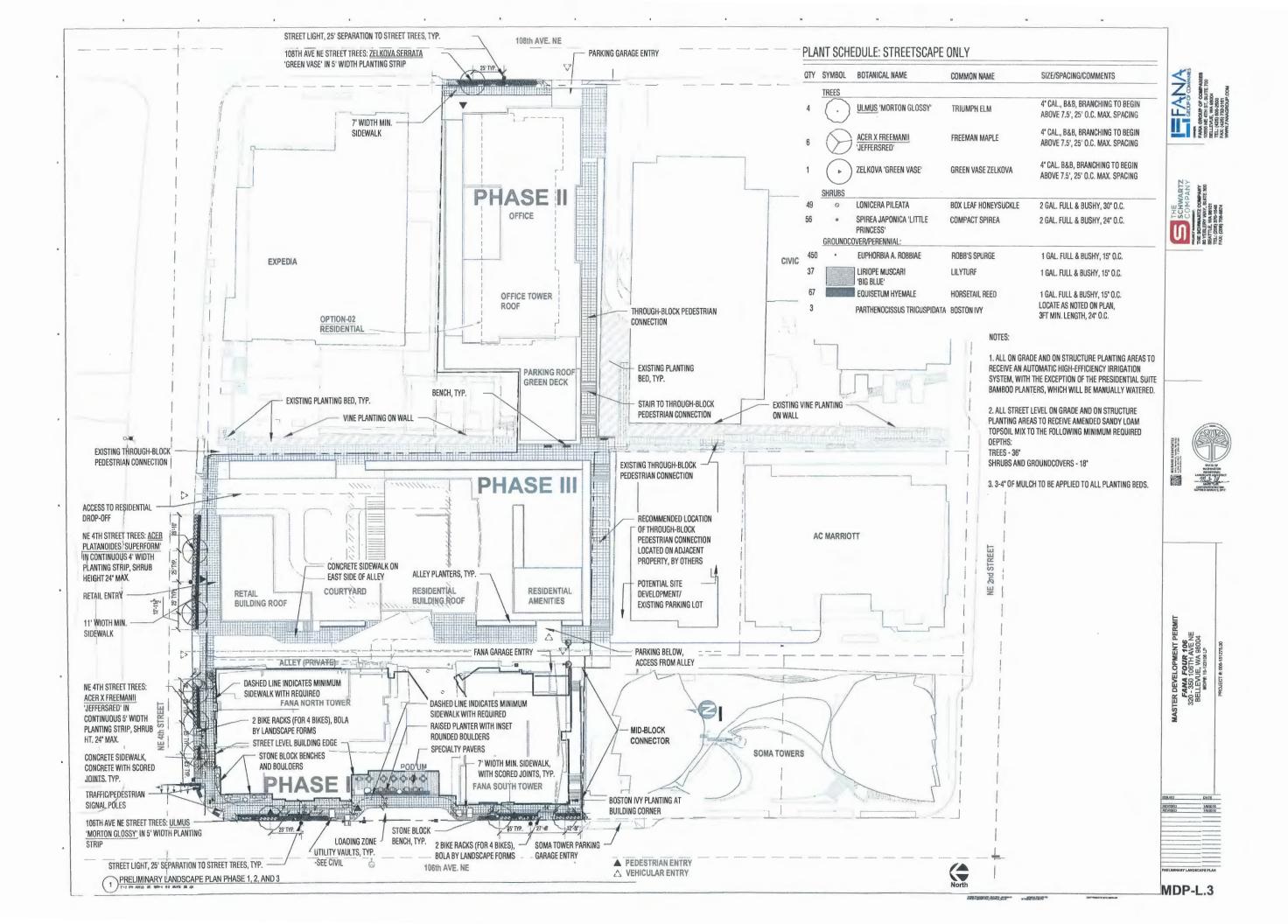
MDP - Option B

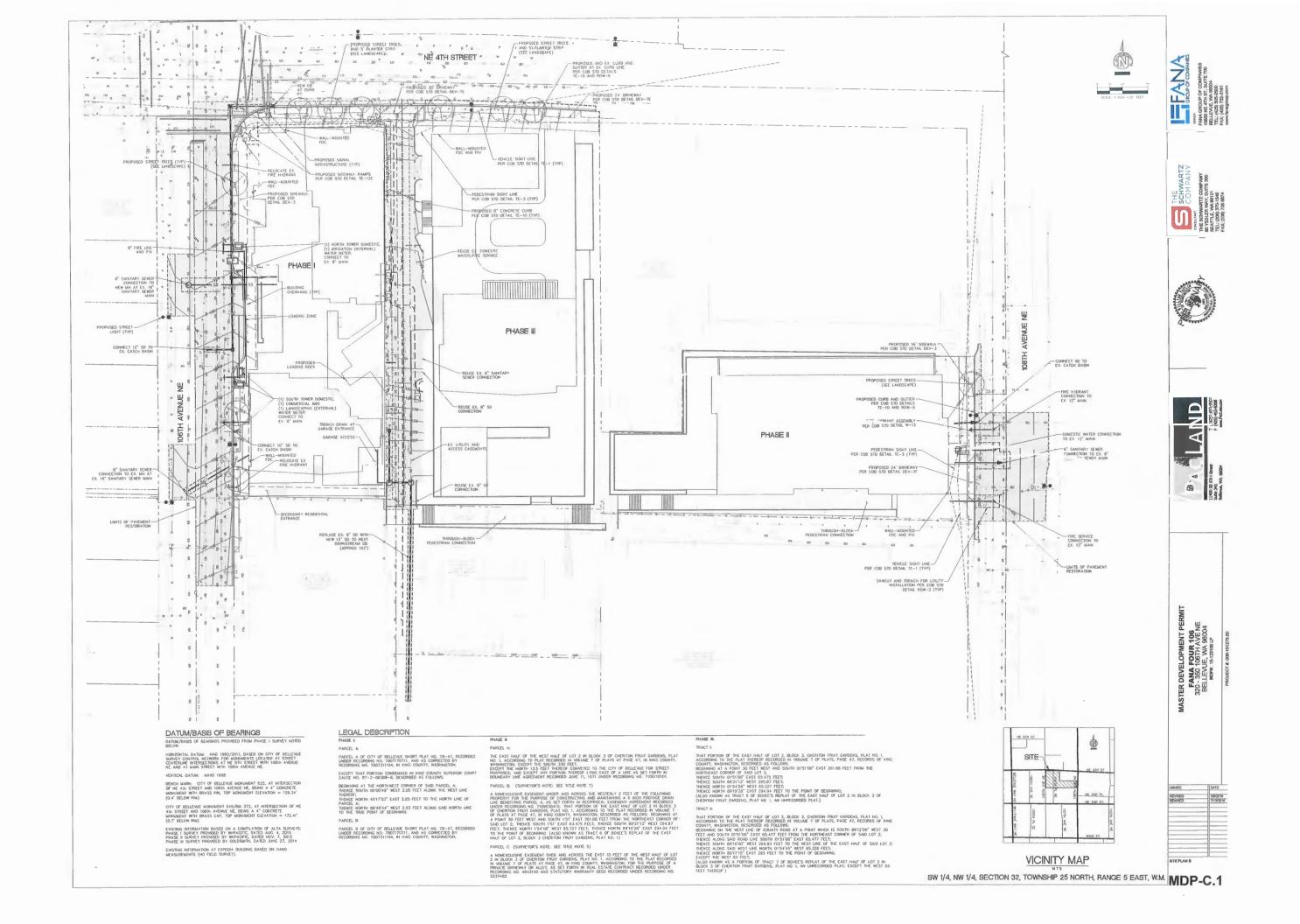
FAR per Constru	iction Phase			
Floor Area for FA	R	Phase 1 417,567	Phase 2 221,000	Phase 3 111,400
FAR breakdown	per Construction Phase			
		Phase 1	Phase 2	Phase 3
	Phase 2 existing Office	23,352	(23,352)	-
Cumulative Floo	Phase 3 existing Office	96,571	-	(96,571)
Area for FAR	New Construction - Office	-	-	-
	New Construction - Residential	417,567	218,000	114,000
	Net GFA for FAR	537,490	732,138	749,567
Cumulative FAR		4.3	5.9	6.0

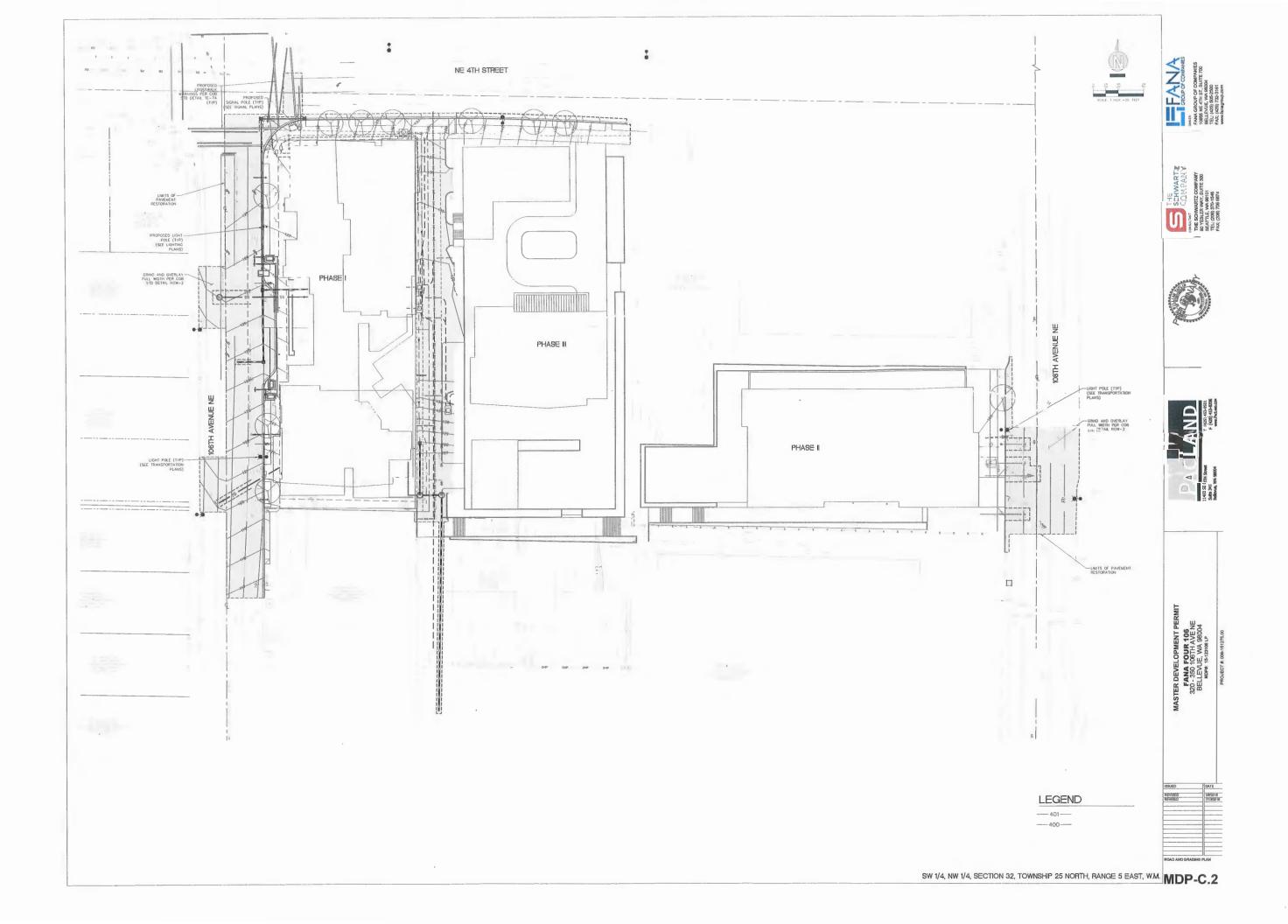
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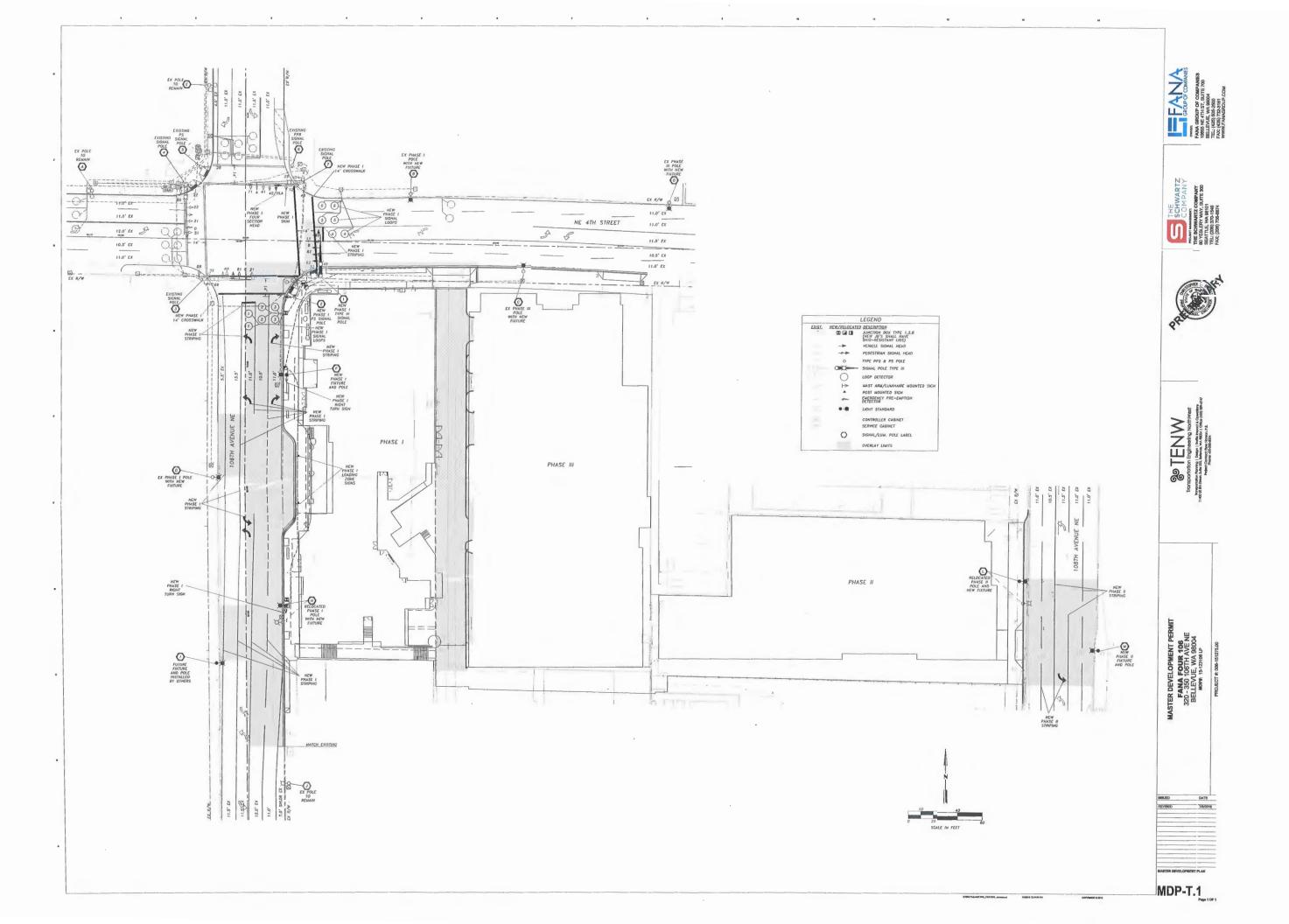












LEGAL DESCRIPTION:

PARCEL A OF CITY OF BELLEVIE SHORT PLAT NO. 78-47, RECORDED UNDER RECORDING NO. 780717D711, AND AS CORRECTED BY RECORDING NO. 78073111D4, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-D8388-8, DESCRIBEO AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A:
THENCE SOUTH DOYOU'49" WEST 2.05 FEET ALONG THE VEST LUNE THEREOF;
THENCE NORTH 4517'03" EAST 2.85 FEET TO THE NORTH LUNE OF PARCEL A;
THENCE NORTH 98'48"44" WEST 2.03 FEET ALONG SAID NORTH LUNE TO THE TRUE POINT OF BEGINNING.

PARCEL 8:

PARCEL B OF CITY OF BELLEVUE SHORT PLAT NO. 78-47, RECORDED UNDER RECORDING NO. 7607170711, AND AS CORRECTED BY RECORDING NO. 7807311104, IN KING COUNTY, WASHINGTON;

TITLE NOTES:

CHICAGO TITLE COMPANY COMMITMENT NUMBERS 0017142-06 (FOR PARCEL A) AND 0017141-06 (FOR PARCEL B), DATED JINE 6, 2014, RELIED UPON FOR LAND DESCRIPTION AND ENCUMBRANCES OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED.

THE FOLLOWING NOTES PERTAIN TO SCHEDULE 'B' - SPECIAL EXCEPTIONS:

BOTH PARCELS AND TITLE COMMITMENTS:

2. PARAGRAPH 1: PERTAINS TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO FEET IN WIDTH TO THE BEHERT OF PUECT SQUIND POWER AND LIGHT COMPANY (PUECT SQUIND ENERGY), FOR THE PURPOSE OF A LINE OF 5 POWER POLES, AS DISCAGED BY INSTRUMENT FLED UNDER AUDITION'S FILE NO. 4109178 (FEBRUARY 15, 1951). THE LOCATION OF SAID EASEMENT IS DESCRIBED AS 1-WING WEST OF AND ADJACENT TO THE NORTH-SOUTH CENTERLINE OF THE WEST ONE—HALE (1/2) OF LOT 2, BLOCK 3, CHETRION FRUIT GARDENS". SAID STRIP ADJOINS THE EASTERLY LINE OF PARCELS A AND B AND IS PLOTTED HEREON.

3. PARAGRAPH 2: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS IS FEET IN WORTH TO THE BENEFIT OF BELLEVIE SEWER USTRICT, FOR THE PURPOSE OF SANITARY SEWER PIPELINES, AS DISCLOSED BY INSTRUMENT FILED LINDER, AUDITOR'S FILE ON, 0.476735 AUGUST 18, 1994) AND AS PUOTIED HEREON.

4. PARAGRAPH 3: SUBJECT TO AN EASEMENT AND ITS TERUS AND CONDITIONS 10 FEET IN WIGHT TO THE BENEFIT OF EASTERLY ADJOINING OWNERSHIPS TO PARCELS A AND 8 FOR THE PURPOSE OF A PRIVATE DRIVEWAY OR ALLEY OVER AND BYON THE EAST OF TEET OF PARCELS A AND 8, TO 86 USED IN GONJACKTON WITH AN EASEMENT OVER AND UPON THE MEST TO FEET OF SAUG EASTERLY ADJOINING PREMISES, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NOS. 4643140 (DECEMBER 5, 1955) AND 5237482 (DECEMBER 30, 1980) AND AS POTTED HERDON.

5. PARAGRAPH 4: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE WEST 5 FEET OF THE EAST 10 FEET OF PARCELS A AND B TO THE BENEFIT OF PUGET SOUND POWER AND LIGHT COMPANY, FOR THE PURPOSE OF UNICERCROUND ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6556047 (AUGUST 26, 1969) AND AS PLOTTED HEREON.

6. PARAGRAPH 5: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE EAST 10 FEET OF PARCELS A AND B TO THE BENEFIT OF PILICET SOUND POWER AND LIGHT COMPANY, FOR THE PURPOSE OF UNDERGROUND ELECTRIC TRANSMISSION SYSTEM, AS OISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7107300428 AND AS PLOTTED MEREON.

7. PARAGRAPH 6: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE EAST 10 FEET OF PARCELS A AND B TO THE BENEFIT OF PACHE NORTHWEST BELL TELEPHONE COMPANY, FOR THE PURPOSE OF COMMUNICATION LINES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7112200433 AND AS PLOTTED HEREON.

8. PARAGRAPH 10: PERTAINS TO RIGHT OF KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS, SAID RIGHT CONVEYED IN DEED GRANTING AND RESERVING THE WEST 30 FEET OF LOT 2, BLOCK 3, CHERTON FRUIT GARDENS FOR 108th AVE NE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3808403 (SEPTEMBER 11, 1948).

9. PARAGRAPH 11: PERTAINS TO NOTICE OF CHARGES BY WATER, SEWER AND STORM AND SURFACE WATER UTILITIES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9012200930.

THE FOLLOWING TITLE NOTES PERTAIN TO PARCEL A, TITLE COMMITMENT 0017142~06:

10. PARAGRAPH 7: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE WEST 10 FEET OF THE EAST 20 FEET OF THE SOUTH 65 FEET OF PARCEL "A" TO THE BENEAT OF PUCET SOUND POWER AND LIGHT COMPANY, FOR THE PURPOSE OF UNDERGROUND ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8805301307 AND AS PLOTTED HEREON.

11. PARACRAPH 8: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER A NORTHERLY PORTION (PARCELS 'A' TO THE BENEFIT OF CITY OF BELLEVIE, FOR THE PURPOSE OF SIDEWALK, UTILITIES, LIGHTING AND LANDSCAPING, AS DISCLOSED BY KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-08388-8.

12. PARAGRAPH 9: PERTAINS TO AN AGREEMENT AND ITS TERMS AND CONDITIONS, BY AND BETWEEN MODULUS INVESTMENT COMPANY AND THE CITY OF BELLEVIE, FOR PARCEL OWNERS TO INSTALL SIDEWALKS, TREES, AND STREET LIGHTING IN EXCHANGE FOR ISSUANCE OF A BUILDING PERMIT BY THE CITY OF BELLEVIE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8703121060.

13. PARAGRAPHS 12 THROUGH 22 PERTAIN TO EXCISE TAXES, GENERAL TAXES, DEEDS OF TRUST AND OTHER ITEMS WHICH DO NOT PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

THE FOLLOWING TITLE NOTES PERTAIN TO PARCEL B, TITLE COMMITMENT 0017141-08:

15. PARAGRAPH 8; SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OF UNDISCLOSED DIMENSIONS TO THE BERNETT OF SOMA TOWERS LLC, FOR THE PURPOSE OF A TEMPORARY SHORING SYSTEM DURING THE CONSTRUCTION OF A TOWER ON THE PROPERTY ADJOINING TO THE SOUTH, AND THE RIGHT TO USE THE AIR SPACE OVER PARCEL B FOR THE CONSTRUCTION CRANE. UPON COMPLETION OF CONSTRUCTION, THE SOIL NAILS BLOCK TO PLACE LIBERT GRANTON'S PROPERTY, HOWEVER CRANTOR SHALL HAVE THE RIGHT TO REMOVE THE SOIL NAILS UPON COMPLETION OF THE CONSTRUCTION PROJECT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDIDING NO. 2010/03/5001247.

16. PARAGRAPH 8: PERTAINS TO A PERPETUAL CONSTRUCTION AGREEMENT BY AND BETWEEN SOMA TOWERS, LLC AND RTL HOLDINGS, LLC, GRANTING THE RIGHTS ENLIBERATED IN NOTE 15 ABOVE TO THE OWNERS OF PARCEL B IN CONJUNCTION WITH ARY FUTURE DEVELOPMENT OF SAID PARCEL, AS DISCLOSED BY INSTRUMENT RECORDED DUEDE RECORDING NO. 201108/28001248. NOT PLOTTABLE.

17. PARAGRAPHS 12 THROUGH 28 PERTAIN TO EXCISE TAXES, GENERAL TAXES, DEEOS OF TRUST AND OTHER ITEMS WHICH DO NOT PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

GENERAL NOTES:

1. HORIZONTAL DATUM: NAD 1983/2011, BASED ON CITY OF BELLEVUE SURVEY CONTROL NETWORK FOR MONUMENTS LOCATED AT STREET CENTERLINE INTERSECTIONS AT NE 8TH STREET WITH 108th AVENUE NE, AND AT MAIN STREET WITH 108th AVENUE NE. VERTICAL DATUM: NAVD 1986

BENCH MARK: CITY OF BELLEVUE MONUMENT 625, AT INTERSECTION OF NE 4th STREET AND 106th AVENUE NE, BEING A 4" CONCRETE MONUMENT WITH BRASS PIN, TOP MONUMENT ELEVATION = 129.34" (0.4" BELOW RIM)

CITY OF BELIEVUE MONUMENT 645/8M 372, AT INTERSECTION OF NE 4th STREET AND 108th AVENUE NE, BEING A 4° CONCRETE MONUMENT WITH BRASS CAP, TOP MONUMENT ELEVATION $\simeq 172.41'$ (D.7' BELOW RIM)

2. FIELD WORK FOR THIS SURVEY WAS PERFORMED IN JUNE 2014 AND MAY 2015. MONUMENTS SHOWN WERE VISITED IN JUNE 2014. PRIMARY MEASUREMENT EQUIPMENT HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY (NGS) CALIDRATED BASEINE WITHIN THE LAST YEAR.

PARCEL A: JSD 108th AVE NE, BELLEVUE, WA. 980D4. KING COUNTY TAX PARCEL NO. 154410-0324 PARCEL B: 320 108th AVE NE, BELLEVUE, WA. 980D4. KING COUNTY TAX PARCEL NO. 154410-0329

4. BY GRAPHIC PLOTTING ONLY, THIS ALTA SITE SITUATES IN ZONE "X" OF THE FLOOD RATE INSURANCE MAP, COMMUNITY PANEL NO. 5003C0692F, HAWNO AN EFFECTIVE DATE OF MAY 16, 1995. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. ZONE "X" IS DEFINED AS AREAS LYING CUITISED OF THE 500 "YEAR FLOODPLAIN."

5. THE LAND AREA OF THE SUBJECT PROPERTY IS 40,332 SQ. FT. OR 0.93 ACRES, MORE OR LESS.

6. PARCELS A AND B SITUATE WITHIN CITY OF BELLEVUE ZONE TOWNTOWN-O-2 (INTNO-2). THE FOLLOWING ARE BULK RESTRICTIONS OF RECORD AS CONTAINED IN CITY OF BELLEVUE ZOWING CODE CHAPTER 20.25A DOWNTOWN. IT IS THE RESPONSIBILITY OF AN OFFICIAL DESIGNATED BY THE CITY TO DETERMINE COMPULANCE.

DOWNTOWN LAND USE OISTRICT	BUILDING TYPE (7)(14)	MINIMUM SETBACK (3)(9)		MAXIMUM BUILDING FLOOR AREA PER FLOOR	BUILDING BUILDING OOR AREA FLOOR AREA ER FLOOR PER FLOOR		BUILD HEIG (6)	HT	FLOOR RAT		
		FRONT (1)(15)	REAR (25)	SIDE (25)	ABOVE 40' (5)(9)(18)(24)	ABOVE 80* (5)(18)(24)		BASIC	MAX	BASIC (10)	MAX
DNTN0-2	NONRESIDENTIALOIMINISHING RESIDENTIAL	C(2) O(2) O(2)	0/20° 0/20° 0/20°	0/20' 0/20' 0/20'	24,000 GSF/F 30,000 GSF/F 20,000 GSF/F	,	100% 100% 100%	150' 150' 100'	250' 250' 100'	4.D 4.0 N/A	6.D 6.0 N
	PARKING				20,000 GSF/F	20,000 GSF/F					

(1) MEASURED FROM INSIDE EDGE OF THE REQUIRED PERIMETER SIDEWALK. IF EXISTING UTILITIES WHICH CANNOT REASONABLY BE RELOCATED REQUIRE THE PLANTING OF STREET TREES ON THE PROPERTY SIDE OF A SIDEWALK AS PROVIDED FOR IN LUC 20,266,080. FOUR PEET IS ADDED TO THE REQUIRED SETBACK.

(2) NO PARKING OR VEHICLE ACCESS LANE IS PERMITTED BETWEEN THE REQUIRED PERIMETER SIDEWALK AND THE MAIN PEDESTRIAN ENTRANCE TO THE BUILDING.

INTRANCE TO THE BUILDING.
3) MINIUM SETBACKS ARE SUBJECT TO REQUIRED LANDSCAPE DEVELOPMENT. SEE LUC 20,254,040,
5) FOR FLOORS ABOVE 40 FEET, GROSS SQUARE FEET PER FLOOR MAY BE AVERAGED UNLESS AN APPLICANT TAKES ADVANTAGE
OF THE DIMINISHING FLOOR PLATES ALTERNATIVE DESCRIBED IN SUBSECTION B OF THIS SECTION.
6) THE MAXIMUM BUILDING HEIGHT MAY ONLY BE ACHIEVED BY PARTICIPATION IN THE FAR AMENITY INCENTIVE SYSTEM, LUC

OF THE DIDINISHING FLOOR PLATES ALTERNATIVE DESCRIBED IN SUBSECTION & OF THIS SECTION OF THE SECTION (
(6) THE MAXIMUM BUILDING HIGHT MAY ONLY BE ACRIVED BY PARTICIPATION IN THE FAR AMENITY INCENTIVE SYSTEM, LUC 20.25A.030.

(7) A SINGLE BUILDING IS CONSIGERED RESIDENTIAL IF MORE THAN 50 PERCENT OF THE GROSS FLOOR AREA. IN SUBSECTION OF THE CONTINUE SYSTEM, LUC 20.25A.030.

(7) AS INCLUSES, SEC LUC QUESCADE OF ON THE DEFINITION OF TROSS FLOOR AREA. TO ALTER AMENITY INCENTIVE SYSTEM, LUC 20.25A.030.

(8) CHEST SERVICED AMENDAM OF THE SECTION FOR EXCEPTIONS TO THE SECTION OF THE SAME BUILDING, THE FAR IS LIMITED TO THE MAXIMUM FAR FOR THE BUILDING TYPE AS DETERMINED IN ACCORDANCE WITH NOTE (7).

(9) SEC SUBSECTION BO OF THIS SECTION FOR EXCEPTIONS TO THE MINIMUM SETBACK AND MAXIMUM BUILDING FLOOR AREA PER FLOOR ABOVE 40 FEET REQUIREMENTS.

(10) ALL NEW DEVELOPMENT AND ALL SUBSTANTIAL REMODELS MUST PARTICIPATE IN THE FAR AMENITY INCENTIVE SYSTEM, SEE SUBSECTION OF OF AMENITY REQUIREMENTS RECARDING THE PROVISION OF BASIC FLOOR AREA.

(14) EXCEPT AS SET FORTH IN NOTE (18) HOTELS AND MOTELS SHALL BE CONSIDERED AS RESIDENTIAL SITURCUTIES.

(15) IF THE SUBJECT PROPERTY ABUITS A STREET CLASSIFIED PURSUANT TO LUC 20.25A.115, DESIGN GUIDELINES — BUILDING/SIGNAL RELATIONSHIPS, THE MAXIMUM SETBACK IS OFFET WHILESS OTHERWISE APPROVED SHALL FROM PLOOR PLACE OF THE DIRECTOR.

(19) FOR THE PURPOSES OF DETERMINING MAXIMUM BUILDING FLOOR AREA PER FLOOR, INCLUDING THE AMERICAND AND DIMINISHING FLOOR FLOOR PLACE SHALL BE CONSIDERED AS NONRESIDENTIAL STRUCTURES. AS NUMBERSHALL STRUCTURES.

(24) GROSS SQUARE FEET PER FLOOR (OSF/F) REFERS TO THE FLOOR AREA IN SQUARE FEET WITHIN THE SURROUNDING EXTERIOR WALLS MEASURED FROM THE INTERIOR WALL SURFACE AND INCLUDING OPENINGS IN THE FLOOR PLATE SUCH AS VENT SHAFTS, STARWELLS, AND INTERIOR ATRIUMS.

STAMMELLS, AND INTERIOR ATHIUMS.

(25) WHERE BUILDING HEIGHT EXCEEDS 75 FEET, THERE SHALL BE A MINIMUM SIDE SETBACK OF 20 FEET AND A MINIMUM REAR SETBACK OF 20 FEET FROM ANY INTERIOR PROPERTY LINE APPLICABLE TO ALL FLOORS ABOVE 40 FEET. SEE SUBSECTION B OF THIS SECTION FOR EXCEPTIONS TO THIS MINIMUM SETBACK REQUIREMENT

7. PARCELS A AND B CONTAIN THE FOLLOWING STRIPPED PARKING:

**SURFACE AREA: 31 REGULAR STALLS AND 2 HANDICAP STALLS

**GARAGE: 21 REGULAR STALLS AND 1 HANDICAP STALLS

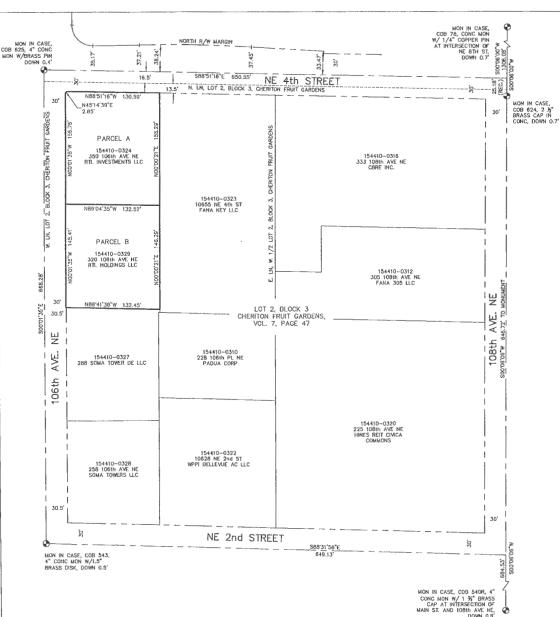
B. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVABLE FEATURES, SURFACE PAINT MARKS REFRESENING UNDERGROUND UTILITIES AS MARKED BY A PRIVATE UNDERGROUND UTILITY LOCATE COMPANY AND INFORMATION FROM EXISTING DRAWNIGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPANSE ALL SUCH UTILITIES IN THE AREA, ETHER IN SERVICE OR ADAMADING. THE SURVEYOR FURTHER DOES NOT WARRANT HAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

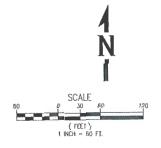
9. THERE IS NO OBSERVED EMORNOE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, EXCEPT IN CONJUNCTION WITH THE CONSTRUCTION OF THE SOMA TOWERS, ADJOINING PARCEL 'B' ON THE SOUTH. THERE IS NO OBSERVED EMDENCE TO THE EFFECT OF PROPOSED RIGHT OF WAY CHANGES.

10. THERE IS NO COSERVED EMDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL SITE.

LEGEND

←)¤(LIGHT POLE WITH ARM	5	IRRIGATION CONTROL VALVE
X	LIGHT POLE WITH NO ARM / PEDESTRIAN SIGNAL POLE	K) PIV	POST INDICATOR VALVE
P	POWER VAULT)] FDC	FIRE DEPARTMENT CONNECTION
-0-	UTILITY POLE	戊	HOSE BIBB
€—	GUY ANCHOR	60	CATCH BASIN, TYPE 1
G-0-	SIGNAL POLE	1	CATCH BASIN, TYPE 2
000	SIGNAL POLE WITH LUMINAIRE ARM	•	STORM MANHOLE
∏ PM	POWER METER	>	STORM DRAIN CLEANOUT CULVERT
Пе	POWER JUNCTION BOX	0	SANITARY SEWER MANHOLE
ØPH#I	POWER HANDHOLE	O DOS	SANITARY SEWER CLEANOUT
Δ	TRANSFORMER	0000	ROCKERY
⊠ τsca	TRAFFIC SIGNAL CONTROL BOX	a	BOLLARD A ALDER AP APPLE
D SLC8	STREET LICHT CONTROL BOX	4	SIGNPOST B BIRCH
□īν	CABLE TV JUNCTION BOX	•	MAILBOX CH CHERRY
T	COMMUNICATIONS VAULT	<1	WETLAND FLAG ON CONIFER
O.T	TELEPHONE PEDESTAL	\sim	D DECIDUOUS OL DRIP LINE
ш,	TELEPHONE JUNCTION BOX	\odot	DECIDUOUS TREE FIR HEMLOCK
D 64	GAS VALVE	2.5	CONFERCIS TREE DRIPLINE M MAPLE
			O OAK
W	WATER VAULT	•	MONUMENT P PINE
Q	FIRE HYDRANT	O R/C	FQUND REBAR/CAP PL PLUM PO POPLAR
M	WATER VALVE	- ф −1 K /L0	TACK IN LEAD RD REDWOOD
⊞#4	WATER METER	sp	STORM DRAIN LINE SP SPRUCE
⊞uw	MONITOR WELL	G	GAS LINE
٢	BLOWOFF VALVE		UNDERGROUND POWER LINE
PRV	PRESSURE RELIEF VALVE	ss	SANITARY SEWER LINE
- 1		FM	
		т	UNDERGROUND TELEPHONE LINE
		W	WATER LINE





7 0

[[] SHEET INFO SURVEYED DRAWN CHECKED APPROVED LAST EDIT

SURVEY CONDITIONS EXISTING

GROUP O

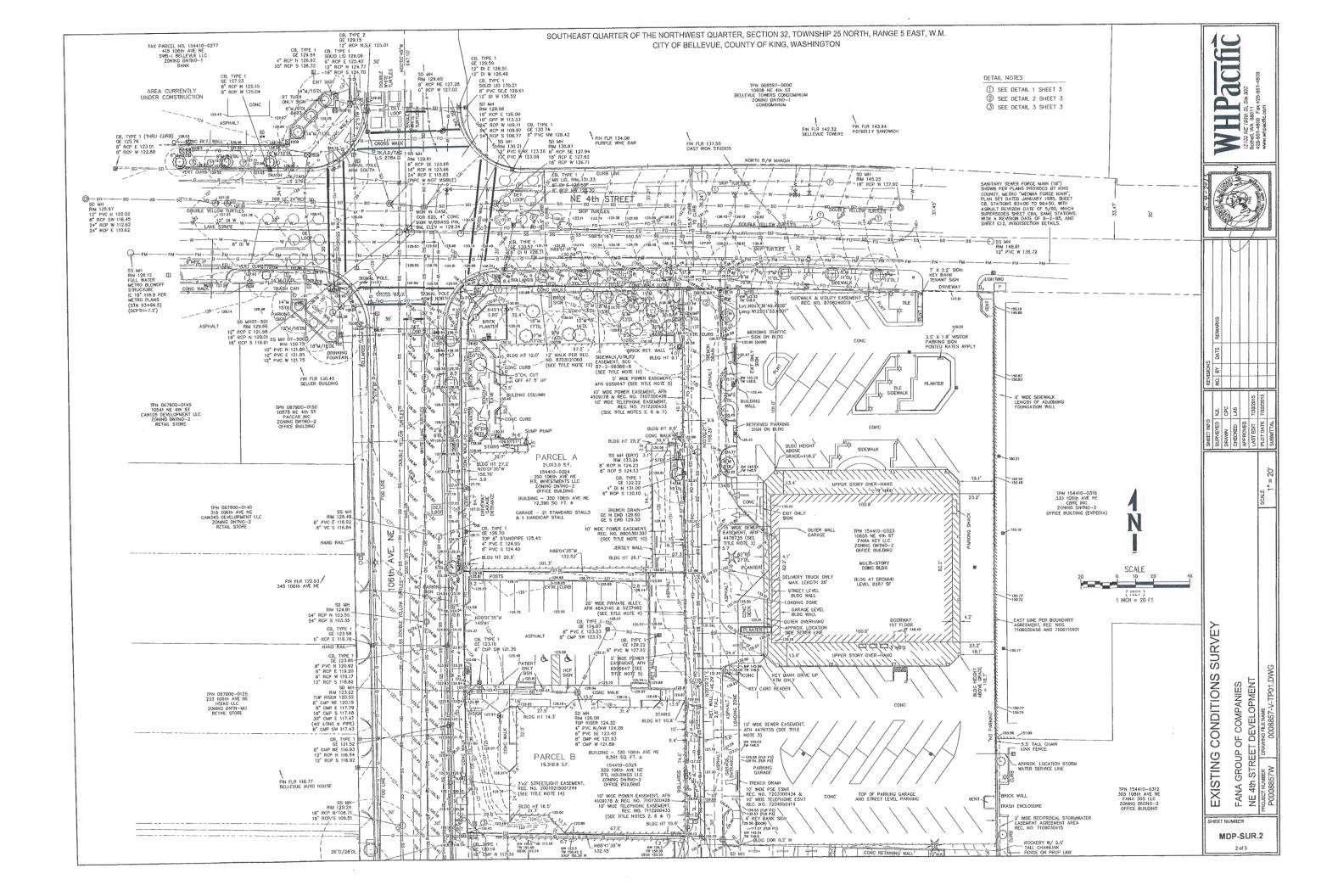
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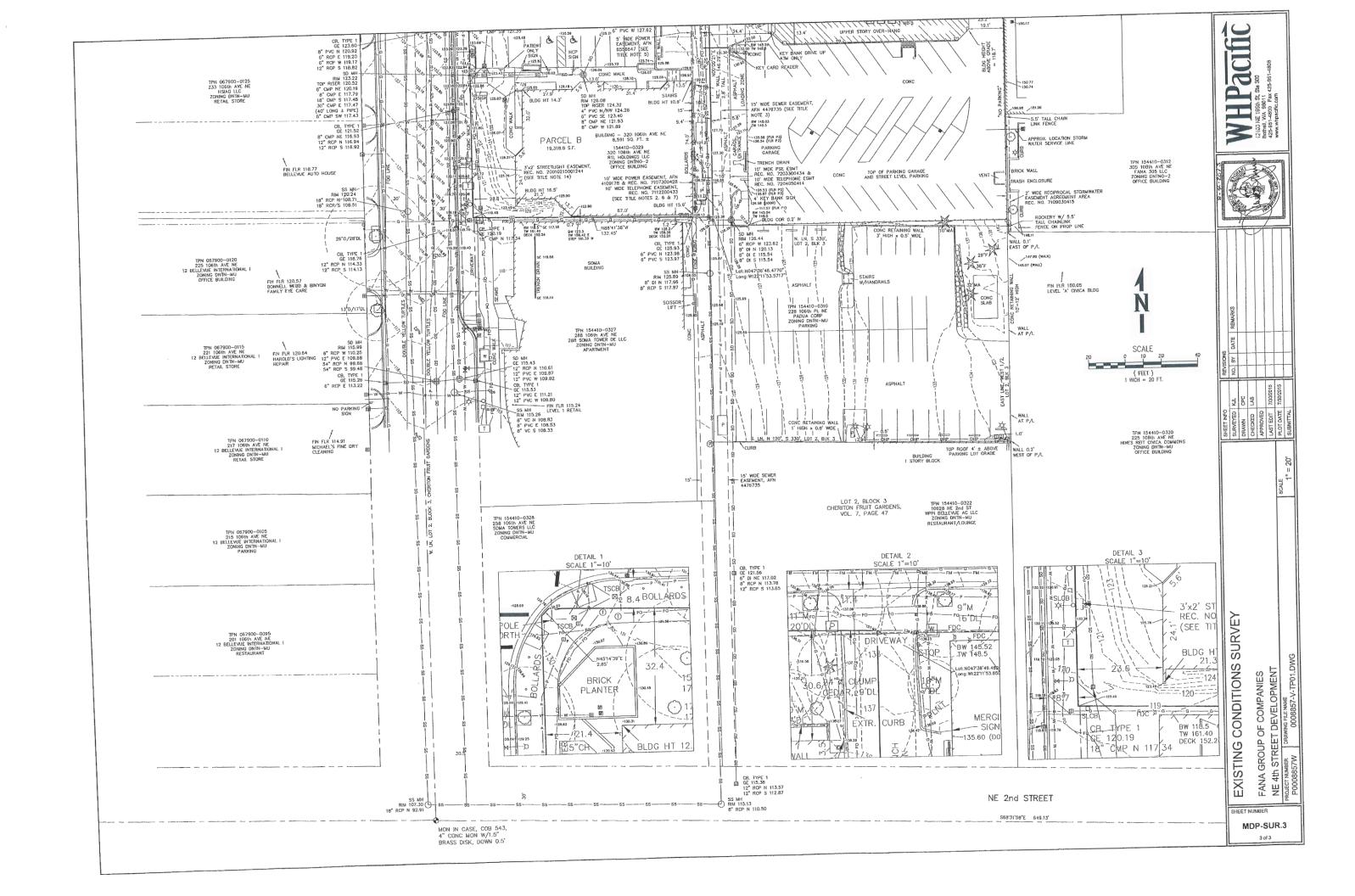
MBER DRAW STRE BER 57W FANA (NE 4th

OF COMPANIES DEVELOPMENT

OF.

MDP-SUR.1 1 of 3





I. HORIZONTAL DATUM: NAD 83 (MSRS2007) - WASHINGTON NORTH ZONE BASED ON CITY OF BELLEVUE SURVEY CONTROL. THE BOUNDARY SHOWN HEREON REFERENCED THE FOLLOWING SURVEY SOURCES:

A) RECORD OF SURVEY RECORDED UNDER RECORDING NO. 201820/900001, (YOL 284, PGS 222-223) RECORD OF KING COUNTY, WASHINGTON.

B) RECORD OF SURVEY RECORDED UNDER RECORDING NO. 7904129009, (VOL. 17, PG 229) RECORDS OF KING COUNTY, WASHINGTON.

C) RECORD OF SURVEY RECORDED UNDER RECORDING NO. BIKZIS9006, (YOL 30, PG 45) RECORDS OF KING COUNTY, WASHINGTON.

D) RECORD OF SURVEY RECORDED UNDER RECORDING NO. 8302179004. (VOL. 35, PS. 7) RECORDS OF KIND COUNTY, WASHINGTON.

E) CHERITON FRUIT GARDENS PLAT NO. I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON.

G) BELLEVUE INDUSTRIAL COURT ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON.

H) CITY OF BELLEVUE GPS SURVEY CONTROL ON FILE WITH THE CITY OF BELLEVUE

() KIMG COUNTY ASSESSOR'S MAP FOR THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

J) DECLARATION OF LOT COMBINATION AS RECORDED UNDER RECORDING NUMBER 20060618 RECORDS OF KING COUNTY, WASHINGTON.

2. BASIS OF POSITION: HELD MONUMENTED L/16TH CORNER ON CENTERLINE OF 108TH AVE ME (ALSO KNOWN AS CITT OF BELLEVUE ØPS GUNYEY CONTROL POINT COB40624 (N 226855.9H, € 1304267.89II) (SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION)

3. BASIS OF BEARNIC: HELD BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONNEMITED WITERSECTION OF NE 4TH STREET AND 106TH AVE NE TO BE N 86°36'32" W PER DRECT WYERSE.

4) THE FOLLOWING DECISIONS WERE MADE TO ESTABLISH THE BOUNDARY SHOWN HEREON:

A) HELO THE ABOVE MOTED L/IGHT CORNER TO BE ON THE CENTERLINE OF 108TH AVE NE AND HELD A DISTANCE OF 23.05 FEET TO THE CALCUL ATED INTERSECTION OF NE 4TH ST AND 108TH AVE NE PER ABOVE NOTED RECORD OF SURVEY IN VOLUME IT, PAGE 259.

B) HELD THE CITY OF BELLEVUE COORDINATED POSITIONS FOR THE INTERSECTIONS OF ME 4TH ST WITH 106TH AVE NE AND ME 2ND ST WITH 106TH AVE NE, REDUCED TO GROUND COORDINATES.

C) HELD THE ANGLE AT THE WYERSECTION OF NE 2ND ST AND MOBTH AVE NE TO BE 98"39"35" AS SHOWN ON RECORD OF BURYEY IN VOLUME 38, PAGE 7 TO ESTABLISH THE CENTERLINE OF NE 2ND ST.

E) HELD THE MONUMENTED CENTERLINES OF JOSTH AVE NE AND JOSTH AVE NE, AND THE CALCULATED CENTERLINE OF NE 2MD 31 TO BE THE WEST, EAST AMD SOUTH LINES OF LOT 2, BLOCK 3 OF CHERITON FRUIT GARDENS PLAT NO. I AS MOTEON RECORD OF SURVEY RECORDED IN VOLUME 284, PAGES 222-223.

F) MELD THE WORTH LINE OF SAID LOT 2 AS BEING 16.6 FEET SOUTH OF THE CALCULATED CENTERLINE OF NE 4TH ST.

6) CALCULATED THE EAST AND WEST HALVES OF SAID LOT 2 AND HELD THE ABOVE NOTED UNRECORDED PLAT OF BOYEE'S REPLAT OF THE EAST HALF OF LOT 2, BLOCK 3 CHEMTON FRUIT GARDENS (PLAT NO. I) TO ESTABLISH THE PROPACTED LOT'S 6 AND 7 SHOWN HEREON.

TYPICALLY WIRN A PLAT OR BHORT PLAT IS CALCULATED THE CENTERLINES OF ADJOINING ROADS ARE ESTABLISHED FROM CENTERLINE MOMENTATION AND THE CORNERS OF THE BLOCK ARE DETERMINED BY REMOVING OUT THE FULL RIGHT OF "MAY WONTH AS SHOWN ON THE FACE OF THE PLAT. THE CALCULATED DISTANCES THAT RESULT ALONG THE SUES OF THE BLOCK CAN BE AT VARIANCE WITH THE GRIGINAL PLATTED LENDITS DUE TO MORE ACCURATE WAS ASSURED TECHNICOUS TERMS ENVIYED THE GRIGINAL PLATED LENDITS UNTIL THE PROTECT OF THE BLOCK IS THEN SPHEAD OUT AND STRENGTH THE FLOOT SHOWN THE BLOCK IS THEN SPHEAD OUT HAVE SLIGHTLY DISTANCE AND THE STRENGTH CHOICE OF THE STRENGTH CONTROL OF THE STRENGTH CHOICE OF THE STRENGTH OF THE STRE TY AND THE LOT COMBINATION SURVEY THAT ESTABLISHED THE BOUNDARY OF THE LOT TO THE

THE ADJACENT PROPERTY TO THE SOUTH ITAX PARCEL NO. 154410-0320) WAS CALCULATED HOLONG THE ABOVE NOTED SURVEY IN VOLUME 35, PAGE 7 WHICH RESULTS IN A MINOR MATHEMATICAL GAP BETWEEN THE SUBSCT PROPERTY AND SAID TAX PARCEL OF LESS THAN OF FEET. THE ADJACENT PROPERTY TO THE NORTH (TAX PARCEL NO. 154410-03)6) WAS CALCULATED HOLDING THE ABOVE NOTED DECLARATION OF LOT COMBINATION AS PECORDED WHOMER PROPERDING HOLDING THE ABOVE NOTED DECLARATION OF LOT COMBINATION AS PECORDED WHOMER PROPERTY AND SAID TAX PARCEL OF LESS THAN OF FOR MATHEMATICAL CAP BETWEEN THE SUBJECT PROPERTY AND SAID TAX PARCEL OF LESS THAN OF FEET. BUT AND A MINEY THE ADJACEN CAP BE THE SAIME AS THE LEGAL DESCRIPTIONS MAKE REFERENCE TO THE SOUTHERLY ADJOINNED LOT AS BEING ALSO KNOWN AS TRACTS, OVER THE ADJOIN OF THE WORLD AND THE WORLD AND THE SOUTHERLY ADJOINNED LOT AS BEING ALSO KNOWN AS TRACTS, OVER THE TOP BOVET'S REPLAT" AND THE WORTHERLY ADJOINNED LOT AS BEING ALSO KNOWN AS A PORTION OF TRACTS OF BOVET'S REPLAT" AND THE WORTHERLY ADJOINNED LOT AS BEING ALSO KNOWN AS A PORTION OF TRACTS OF BOVET'S REPLAT. THE SUBJECT PROPERTY IS KNOW AS "TRACT 6 AND A PORTION OF TRACT 7 OF BOVEE'S REPLAT". AS THE TRACTS WERE PLATTED AS ADJOINING EACH OTHER WITH NO GAPS, THEY ARE STILL LEGALLY ADJOINING WITH NO GAPS.

5. MONUMENTATION NOTEO AS FOUND WAS FIELD VISITED IN APRIL, 2012.

6. SURYEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:

A. FIELO TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (ONSS) POSITIONING SYSTEM

B. ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, OR

NIXON DTM-530.
C. TOPCOM RETER LITE PLUS CHSS EQUIPMENT.
D. TOPCOM RETS CHSS EQUIPMENT.
E. ALL FELD TRAVERSE YORK COMPLES WITH CURRENT STANDARDS AS OUTLINEO IN WAC 332-130-070,
OSO AMO 90. ALL INSTRUMENTS MAINTAINEO TO MAINFACTURER'S SPECIFICATIONS AS RECURED BY WAC 332-130-100.

7. THE LEGAL DESCRIPTION AND EASEMENTS SHOWN MEREON ARE PER OLD REPUBLIC MATIONAL TITLE HISUBANGE COMPANY SECOND COMMITMENT FOR TITLE HISURANCE ORDER NO. 52/70437-5 DATED APRIL 30, 2014 AND SUPPLEMENTAL COMMITMENT THERETO DATED JAME, 1, 2014, CHLY, EASEMENTS NOTED IN SCHEDULE B OF THE ABOVE NOTED REPORT THAT CAN BE PLOTTED ARE SHOWN HEREON.

B, PLANMETRIC INFORMATION SHOWN HEREON WAS OBTAINED ON APRIL 24 AND 25, 2012 AND FIELD VERIFIED

9. ALL DISTANCES SHOWN HEREOH ARE SROUND DISTANCES UNLESS NOTED OTHERWISE, GRID DISTANCES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.5999761941, WHERE GRID DISTANCE UNDED BY COMBINATION FACTOR GOUL

9. THE SUBJECT PROPERTY CONTAINS 34,336 SOUARE FEET OR 0.786 ACRES

IO. THE SUBJECT PROPERTY CONTAINS 30 COMPACT, 58 REGULAR AND 2 HANDICAP SPACES FOR A TOTAL OF 90 ONSITE PARKING SPACES.

II. THE SUBJECT PARCEL IS ZONED DNTN-0-2. ONE BUILDING EXISTS ON SITE, BASED ON CURRENT CITY OF BELLEYUE DOWNTOWN DISTRICTS, THE REQUIRED SETBACKS ARE AS FOLLOWS:

BUILDING IS CURRENTLY 52' HIGH AT ITS HIGHEST POINT. IOOX O FEET MAXIMUM LOT COVERAGE:

I2. UNDERGROUND UTELTIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OSSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTELTY PURVEYOR. ALL LOCATIONS SHOULD BE VERIFED PRIOR TO ANY COMBINIONIC

L ENCROACHMENTS, OR QUESTIONS OF LOCATION, BOUNDARY AND/OR AREA WHICH AN ACCURATE SURVEY

4. ANT LIEM OR RIGHT TO LIEM FOR SERVICES, MATERIAL, LABOR, AND/OR CONTRIBUTIONS TO AN EMPLOYEE BENEFIT FUND OR STATE WORKERS' COMPENSATION THAT IS NOT DISCLOSED BY THE PUBLIC RECORDS.

INDIAN TREATY OR ABORNOMAL RIGHTS, INCLUDING EASEMENTS AND EQUITABLE SERVITUDES, WATER RIGHTS, CLANS OR TITLE TO WATER.

6. ANY SERVICE, INSTALLATION OR GENERAL CONNECTION CHARGES FOR SEWER, WATER, ELECTRICITY TELEPHONE, GAS AND/OR GARBAGE REMOVAL.

7. GENERAL TAXES NOT NOW PAYABLE; SPECIAL ASSESSMENTS AND/OR SPECIAL LEVIES, IF ANY, THAT ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

RECIPROCAL EASEMENT AND AGREEMENT ESTATE OF JESSE B. KARDONG, PLAZA ASSOCIATES, A LIMITED PARTNERSHIP; ANDEC COMPANY, AND BAUGH CONSTRUCTION CO. DRAIN LINE AND STORM SEWER SYSTEM

SEPTEMBER 5, 1971 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7109030415

PLOTTED HEREON

9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

PUSET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM MARCH 28, 1978 IN OFFICIAL RECORDS LIMBER RECORDING MARKER 7603280699 THE EAST 10 FEET AND THE SOUTH 10 FEET GRANTED TO: FOR: RECORDED: AFFECTS:

IO. AGREEMENT FOR TIEBACK AND RECIPROCAL CRANE BOOM EASEMENT AGREEMENT

TOWER 333 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS PLAZA 303 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND

DN THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN,
OATED: FEBRUARY 7, 2007 M OFFICIAL RECORDS UNDER RECORDING MUMBER

ESTABLISHES RIGHTS WHICH CANNOT BE PLOTTED HEREON

NOTICE OF CHARGE CITY OF BELLEVUE DECEMBER 20, 1996 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 95/2200938

SAID INSTRUMENT WAS REGISTERED AND RECORDED DECEMBER 22, 2011 IN OFFICIAL RECORDS UNDER

IZ. LIEN OF REAL ESTATE EXCISE SALE TAX UPON ANY SALE OF SAID PREMISES, AS ESTABLISHED BY THE WASHINGTON STATE DEPARTMENT OF REVENUE.

NOTE: AS OF THE DATE OF THIS COMMITMENT, THE CURRENT EXCISE TAX RATE IS: .0178. COMPRISH THE CURRENT RATE BY CONTACTING THE FOLLOWING PRIOR OF CLOSHIC: ANALY FOR CONTACT PROCEDURY IN ECONOMISM CONTACT PROCEDURY AND CONTROL EXCENTION OF CONTROL PROCEDURY AND CONTROL OF CONTROL PROCEDURY. MUMBER (208) 298-1843

13. GENERAL TAXES, PLUS INTEREST AND PENALTY AFTER DELINQUENT; IST HALF DELINQUENT ON MAY I;

ASSESSED VALUATION

14. DEED OF TRUST TO SECURE AN INDEBTEONESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF,

AMOUNT
TRUSTOR/BORROWER:
GOLDSMATH PLAZA 305, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BENEFICIARY/LENDER:
UPS SERVICES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PAGETIC CONTINENTAL BANK

IN COMMECTION THEREWITH, SAID TRUSTORS EXECUTED AN ASSIGNMENT OF RENTS.

JULY 20, 2012 JULY 31, 2012 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 201207310

ESTABLISHES RIGHTS WHICH CANNOT BE PLOTTED HEREON

15. DEED OF TRUST TO SECURE AN INDESTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF,

AMOUNT: \$350,000.00
TRUSTORY BORROWER: GOLOSWITH PLAZA 305, LLC, A WASHINGTON LIMITED LIABLITY COMPANY
TRUSTEE: UPF WASHINGTON DICORPORATED, A WASHINGTON CORPORATION
BENEFICIARY/LENDER: PACIFIC CONTINENTAL BANK

JUNE 25, 2013
JULY 15, 2013 IN OFFICIAL RECORDS UNDER RECORDING MUMBER 201307(800)808

IN CONNECTION THEREWITH, SAID TRUSTORS EXECUTED AN ASSIGNMENT OF RENTS, RECORDED JULY 18, 2013 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20150718001805

IG. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN,

PLAZA 3DS LLC, A WASHINGTON LIMITED LIABILITY COMPAIN DREAMBOX LEARMING, INC., A DELAWARE CORPORATION OFF-RECORD LEASE AUGUST 5, 2010 SUITE 200

DISCLOSED BY:

ESTABLISHES RIGHTS WHICH CANNOT BE PLOTTED HEREON

17. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO

LESSOR: LESSEE: DISCLOSED BY: PLAZA 305 LLC, A WASHINGTON LIMITED LIABILITY COMPAN PACIFIC CONTINENTAL BANK OFF-RECORD LEASE

AFFECTS: ESTABLISHES RIGHTS WHICH CANNOT BE PLOTTED HEREON

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF BELLEYUE, STATE OF WASHINGTO AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF LOT 2, SLOCK 3, CHERTON FRUIT GARDENS, PLAT NO. L, ACCORDING TO THE PLAT THEREOF RECORDED IN YOLLIME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST AND SOUTH OFSFOO" EAST 26188 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH OP51'00" EAST 65.475 FEET:

THENCE NORTH 89°19'28" EAST 294.94 FEET TO THE POINT OF BEGINNING

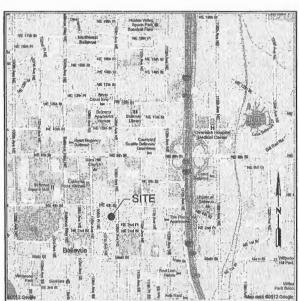
(ALSO KNOWN AS TRACT 6 OF BOVEE'S REPLAT OF THE EAST HALF OF LOT 2 IN BLOCK 3 OF CHERITON FRUIT GARDENS, PLAT NO. L AN UNRECORDED PLAY.)

THAT PORTION OF THE EAST HALF OF LOT 2, BLOCK 3, CHERITON FRUIT SARDENS, PLAT NO. I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

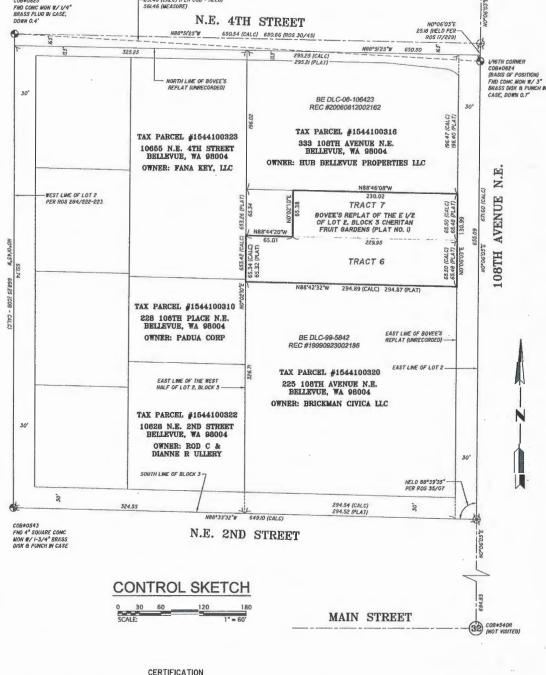
BEGINNANG ON THE WEST LINE OF COUNTY ROAD AT A POINT WHICH IS SOUTH 89*12*00* WEST 30 FEET AND SOUTH 0*6*00* EAST 196.427 FEET FROM THE MORTHEAST CORNER OF SAID LOT 2; THENCE ALONG AND ROAD LINE SOUTH 0*6*00* EAST 58.477 FEET; THENCE SOUTH 89*19*00* WEST 294.93 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 2; THENCE ALONG AND WEST LINE MORTH 0*6*49* WEST 68.329 FEET; THENCE HORTH 89*1755* EAST 295 FEET TO THE POINT OF BEGRANNG;

(ALSO KNOWN AS A PORTION OF TRACT 7 OF BOYEE'S REPLAT OF THE EAST HALF OF LOT 2 IN BLOCK 3 OF CHERTION FRUIT CARDENS, PLAT NO. I, AN UNRECORDED PLAT; EXCEPT TIME WEST 65 FEST THEREO'.)

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



VICINITY MAP N.T.S.





AVENUE

Z

TO FANA 305, LLC AND OLO REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SE 1/4, NW 1/4 SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M. CITY OF BELLEVUE, KING COUNTY, WASHINGTON

THIS IS TO CERTFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 201 MINIMOUN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, WONTLY ESTABLISHED AND ADDRIFTED BY ALTA AND INSPS, AND INCLUDES ITEMS 2, 4, 7(A), 7(C), 0, 9, 1(A), 15 AMD 14, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 25, 2014

DATE OF PLAT OR MAP: 6.27-14





REV. NO. DATE DESCRIPTION MADE BY CHECKED PLOTTED: 2014/06/27 11:54 APPROVED: LNYQU FIELD BOOK: 1978 PAGE#: 15



ALTA SURVEY FOR PLAZA 305

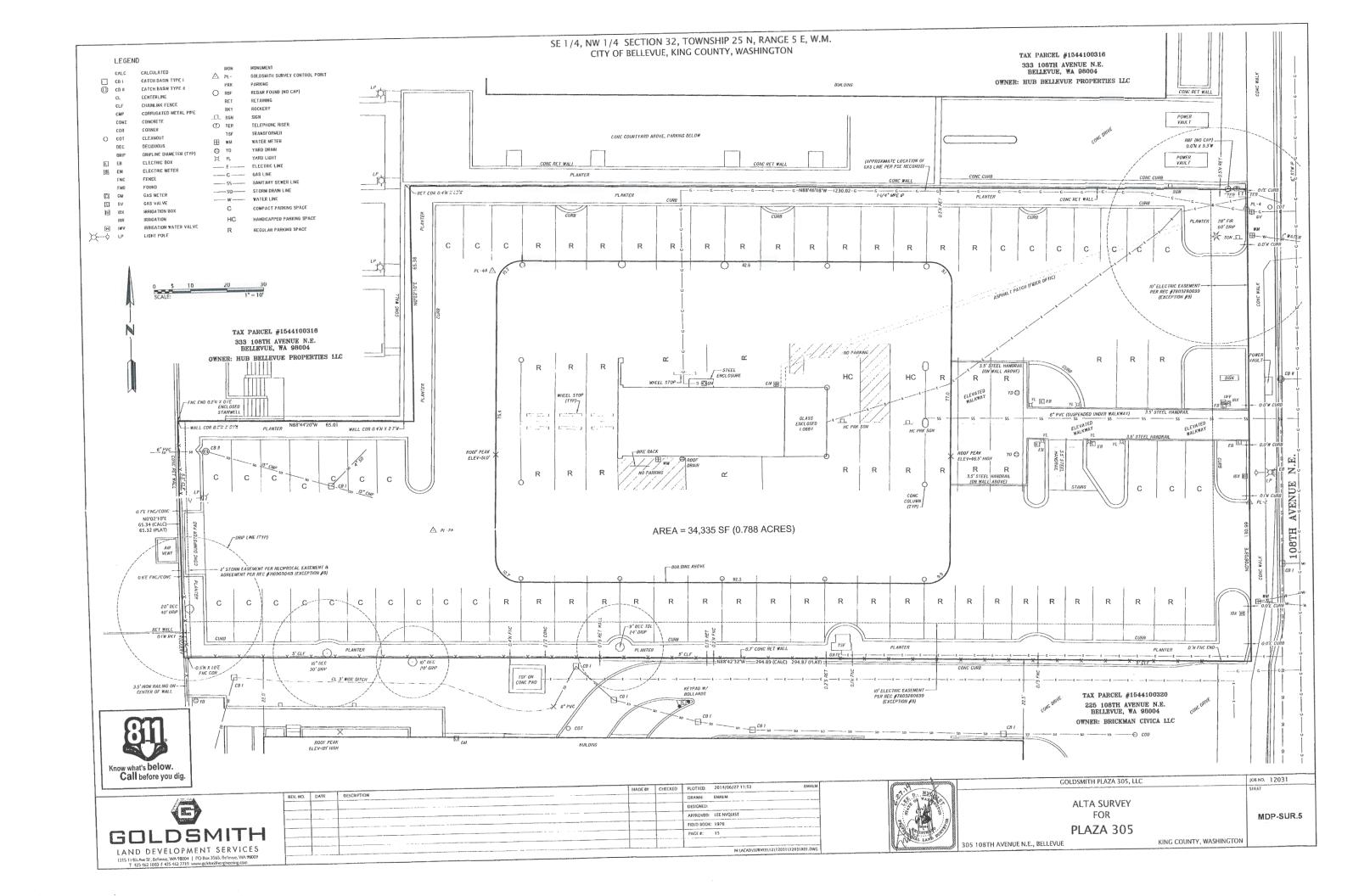
GOLDSMITH PLAZA 305, LLC

MDP-SUR.4

JOB NO. 12031

305 108TH AVENUE N.E., BELLEVUE

KING COUNTY, WASHINGTON





September 15th, 2015

PERMIT# 15-123104 LD

Revised January 8th, 2016 Revised July 13th, 2016 Revised November 4th, 2016



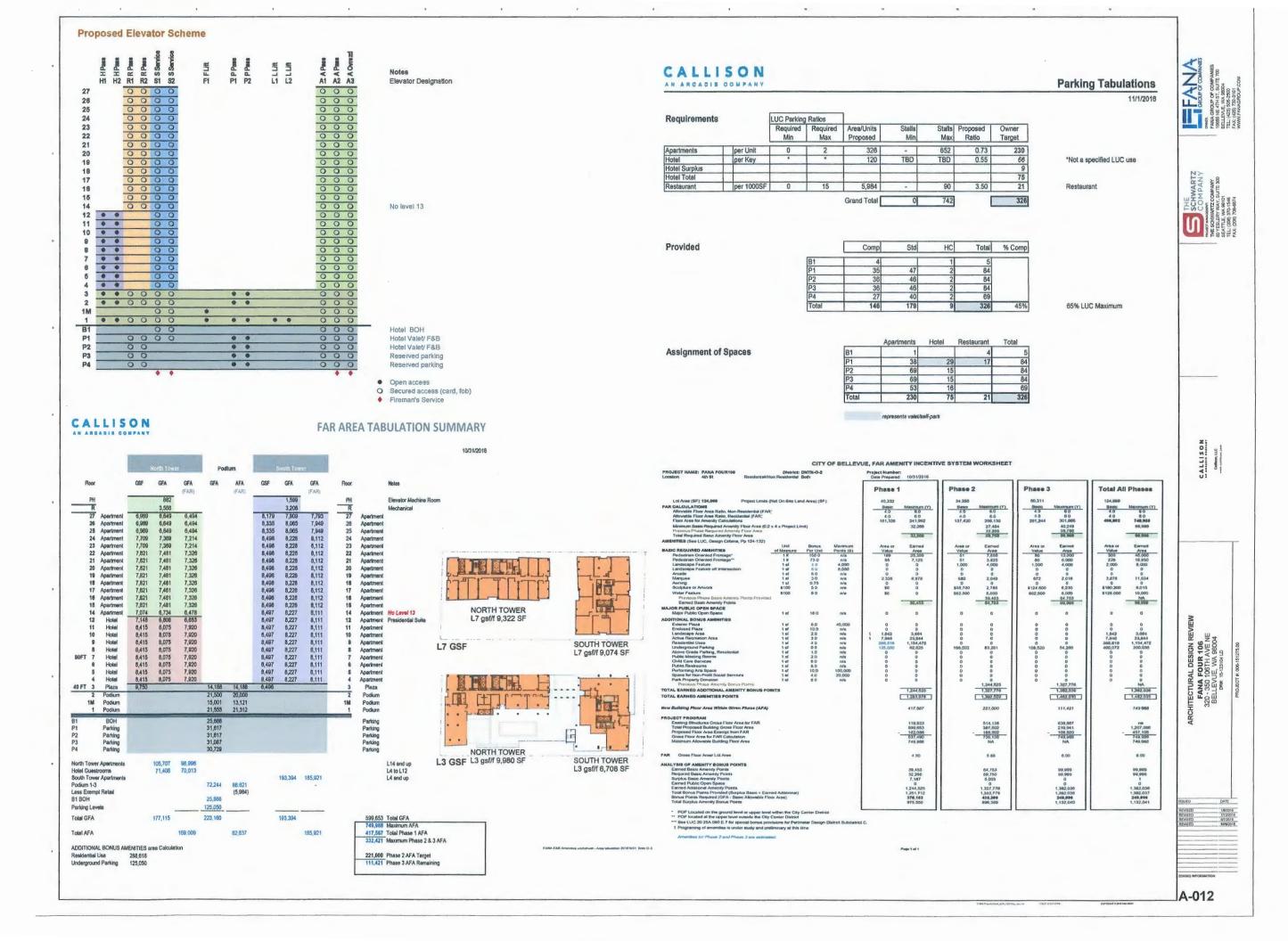
ADR DRAWING SCHEDULE

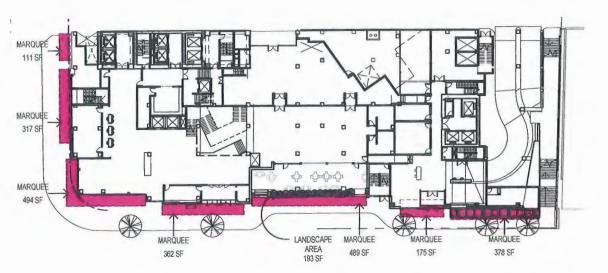
ARCHITECTURAL A000 COVER SHEET A001 SHEET SCHEDULE A001 SHEET SCHEDULE A001 SHEET SCHEDULE A003 SHEET SCHEDULE A003 SHEET SCHEDULE A003 SHEET SCHEDULE A003 SHEET SCHEDULE A004 SHEET SCHEDULE A005 SHEET SCHEDULE A006 SHEET SCHEDULE A007 SHEET SCHEDULE A007 SHEET SCHEDULE A008 SHEET SCHEDULE A008 SHEET SCHEDULE A009 SHEET SCHEDULE A019 SHEET SCHEDULE A029 POOLUM PERSPECTIVE A02	ADR DRAWII	AG 2CLEDOFE		
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A-001 SHEET SCHEDULE E-217 LIGHT PLAN LIM A-012 ZONING INFORMATION E-219 LIGHTING PLAN LIM A-013 FAR CALCUATIONS E-301 EXTERIOR LIGHTING PLAN LIM A-014 TO DODGRAPHIC INFORMATION CIVIL A-015 TO LINDERGROUND PARRING DIAGRAM A-014 TO POGGRAPHIC INFORMATION CIVIL A-016 VICKINITY MAP CI.3 TE.S.C., (CSWPPP) PLAN A-017 EXISTING VICKINITY AERIAL SITE PLAN A-017 EXISTING VICKINITY AERIAL SITE PLAN A-018 TE.B.C., (CSWPPP) PLAN A-010 STEP PLAN A-011 STEP PLAN A-011 STEP PLAN A-011 STEP PLAN A-011 STEP PLAN A-012 STORMA HOLL THE PLAN A-013 LOOR PLAN P2 CI.3 STORM AND UTILITY PLAN A-013 LOOR PLAN P3 CI.3 STORM AND UTILITY PLAN A-014 ELOOR PLAN P3 CI.3 STORM AND UTILITY PLAN A-015 PLAN P3 CI.3 STORM AND UTILITY PLAN A-016 PLAN P3 CI.3 STORM AND UTILITY PLAN A-017 FLOOR PLAN P3 CI.3 STORM AND UTILITY PLAN A-018 FLOOR PLAN P3 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN P3 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN P3 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-019 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND UTILITY PLAN A-02 FLOOR PLAN L13 CI.3 STORM AND				
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A-019 RESIDENTIAL USE DIAGRAM C			E-301	EXTERIOR LIGHTING ELEVATION
A-014 TOPOGRAPHIC INFORMATION CJVIL	A-013a			
A-015 TOWER SEPARATION DIAGRAM C0.1 COVER SHEET	A-013b			
A-016 A-017 A-017 A-017 A-017 A-017 A-017 A-017 A-018 A-017 A-018 A-018 A-018 A-019	A-014		CIVIL	
A-017 EXISTING VICINITY AERIAL SITE PLAN A-101 SITE PLAN A-101 SITE PLAN A-111 FLOOR PLAN P3 A-112 FLOOR PLAN P3 A-113 FLOOR PLAN P3 A-113 FLOOR PLAN P3 A-114 FLOOR PLAN P1 A-115 FLOOR PLAN P1 A-115 FLOOR PLAN P1 A-116 FLOOR PLAN P1 A-117 FLOOR PLAN P1 A-117 FLOOR PLAN P1 A-116 FLOOR PLAN P1 A-117 FLOOR PLAN L1 A-117 FLOOR PLAN L1 A-118 FLOOR PLAN L2 A-119 FLOOR PLAN L2 A-119 FLOOR PLAN L3 A-120 FLOOR PLAN L4 A-121 FLOOR PLAN L4 A-121 FLOOR PLAN L4 A-122 FLOOR PLAN L4 A-123 FLOOR PLAN L4 A-124 FLOOR PLAN L3 A-125 FLOOR PLAN L3 A-126 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-128 FLOOR PLAN L3 A-129 FLOOR PLAN L4 A-121 FLOOR PLAN L3 A-120 FLOOR PLAN L4 A-121 FLOOR PLAN L3 A-121 FLOOR PLAN L3 A-122 FLOOR PLAN L4 A-123 FLOOR PLAN L3 A-124 FLOOR PLAN L3 A-125 FLOOR PLAN L3 A-126 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-128 FLOOR PLAN L3 A-129 BUILDING AVONOMETRIC A-202 BUILDING AVONOMETRIC A-203 BUILDING AVONOMETRIC A-204 BUILDING AVONOMETRIC A-205 BUILDING ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-212 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-225 ST - ENLARGED WEST ELEVATION A-226 ST - ENLARGED WEST ELEVATION A-227 ST - ENLARGED WEST ELEVATION A-228 ST - ENLARGED WEST ELEVATION A-229 ENLARGED PODIUM ELEVATIONS A-230 BUILDING SCORES SECTION A-240 BUILDING SCORES SECTION A-240 BUILDING SCORES SECTION A-241 ENLARGED PODIUM ELEVATIONS A-241 ENLARGED PODIUM ELEVATIONS A-242 BUILDING SCORES SECTION A-243 EXTERIOR FINISH SCHEDULE A-240 PODIUM PERSPECTIVE A-240 PODIUM PERSPECTIVE A-240 A-240 AGRILD PERSPECTIVE A-240 A-240 AGRILD PERSPECTIVE A-240 A-240 AGRILD PERSPECTIVE A-240 A-240 AGRILD PERSPECTIVE A-240 A-240 AERIAL PER	A-015	TOWER SEPARATION DIAGRAM	C0.1	COVER SHEET
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A-111 FLOOR PLAN PM A-122 FLOOR PLAN P3 A-13 FLOOR PLAN P3 A-13 FLOOR PLAN P3 A-14 FLOOR PLAN P3 A-15 FLOOR PLAN P1 A-15 FLOOR PLAN P1 A-16 FLOOR PLAN P1 A-17 FLOOR PLAN P1 A-17 FLOOR PLAN L1 A-18 FLOOR PLAN L1 A-19 FLOOR PLAN L1 A-19 FLOOR PLAN L1 A-110 FLOOR PLAN L1 A-111 FLOOR PLAN L1 A-112 FLOOR PLAN L3 A-120 FLOOR PLAN L2 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-124 FLOOR PLAN L1 A-125 FLOOR PLAN L1 A-126 FLOOR PLAN L1 A-127 FLOOR PLAN L1 A-127 FLOOR PLAN L1 A-128 FLOOR PLAN L1 A-129 FLOOR PLAN L1 A-120 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-124 FLOOR PLAN L1 A-125 FLOOR PLAN L2 A-126 FLOOR PLAN L2 A-127 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-128 FLOOR PLAN L3 A-129 FLOOR PLAN L3 A-120 FLOOR PLAN L3 A-121 FLOOR PLAN	A-017	EXISTING VICINITY AERIAL SITE PLAN	C1.4	T.E.S.C. (CSWPPP) PLAN
A-112 FLOOR PLAN P3 A-13 FLOOR PLAN P2 A-14 FLOOR PLAN P1 A-15 FLOOR PLAN P1 A-15 FLOOR PLAN B1 A-16 FLOOR PLAN L1 A-17 FLOOR PLAN L1 A-17 FLOOR PLAN L1 A-17 FLOOR PLAN L2 A-18 FLOOR PLAN L3 A-18 FLOOR PLAN L3 A-19 FLOOR PLAN L3 A-19 FLOOR PLAN L3 A-110 FLOOR PLAN L3 A-110 FLOOR PLAN L4 A-111 FLOOR PLAN L4 A-111 FLOOR PLAN L4 A-112 FLOOR PLAN L4 A-121 FLOOR PLAN L4 A-122 FLOOR PLAN L1 A-122 FLOOR PLAN L5 A-124 FLOOR PLAN L5 A-125 FLOOR PLAN L3 A-126 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-127 FLOOR PLAN L3 A-128 FLOOR PLAN L1 A-129 FLOOR PLAN L3 A-120 FLOOR PLAN L2 A-121 FLOOR PLAN L2 A-124 FLOOR PLAN L2 A-125 FLOOR PLAN L2 A-126 FLOOR PLAN L2 A-127 FLOOR PLAN L2 A-128 FLOOR PLAN L2 A-129 FLOOR PLAN L2 A-120 FLOOR PLAN L2 A-120 FLOOR PLAN L2 A-121 FLOOR PLAN L2 A-120 FLOOR PLAN L2 A-121 FLOOR PLAN L2 A-122 FLOOR PLAN L2 A-124 FLOOR PLAN L2 A-125 FLOOR PLAN L2 A-126 FLOOR PLAN L2 A-127 FLOOR PLAN L2 A-128 FLOOR PLAN L2 A-129 BUILDING ACKNOMETRIC A-202 BUILDING ACKNOMETRIC A-203 BUILDING ELEVATION VEST AND NORTH A-204 BUILDING ELEVATION S-WEST AND SOUTH A-205 BUILDING ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-212 STE-BLANGED WEST ELEVATION A-213 T - ENLARGED WEST ELEVATION A-221 ST - ENLARGED DWEST ELEVATION A-221 ST - ENLARGED DWEST ELEVATION A-222 ST - ENLARGED DWEST ELEVATION A-223 ST - ENLARGED DWEST ELEVATION A-224 SUILDING RECORDIM ELEVATION A-225 ST - ENLARGED DWEST ELEVATION A-226 SUILDING RECORDIM ELEVATION A-227 ST - ENLARGED DWEST ELEVATION A-228 ST - ENLARGED DWEST ELEVATION A-229 ENLARGED PODIUM ELEVATIONS A-240 SUILDING RECORDIM ELEVATION A-240 SUILDING RECORDIM ELEVATION A-241 OWER PERSPECTIVE A-240 PODIUM PERSPECTIVE A-240 PODIUM PERSPECTIVE A-240 PODIUM PERSPECTIVE A-240 AGRIAL PERSPECTIVE A-240 PODIUM PERSPECTIVE A-2400 PODIUM PERSPECTIVE A-2400 PODIUM P	A-101	SITE PLAN	C2.0	SITE PLAN B
A-113 FLOOR PLAN P2 A-114 FLOOR PLAN P1 A-115 FLOOR PLAN P1 A-115 FLOOR PLAN P1 A-116 FLOOR PLAN B1 A-117 FLOOR PLAN L1 A-117 FLOOR PLAN L1 A-118 FLOOR PLAN L1 A-119 FLOOR PLAN L2 TRAFFIC TI.1 PAVEMENT MARKING PLAN A-129 FLOOR PLAN L3 A-120 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-124 FLOOR PLAN L1 A-125 FLOOR PLAN L1 A-126 FLOOR PLAN L1 A-127 FLOOR PLAN L2 A-126 FLOOR PLAN L2 A-127 FLOOR PLAN L2 A-127 FLOOR PLAN L2 A-128 PLOOR PLAN L2 A-129 FLOOR PLAN L2 A-120 FLOOR PLAN L2 A-121 FLOOR PLAN L2 A-122 FLOOR PLAN L2 A-123 PLOOR PLAN L2 A-124 FLOOR PLAN L2 A-125 PLOOR PLAN L2 A-126 FLOOR PLAN L2 A-127 FLOOR PLAN L2 A-128 PLOOR PLAN L2 A-129 FLOOR PLAN L2 A-120 FLOOR PLAN L2 A-120 FLOOR PLAN L2 A-121 FLOOR	A-111	FLOOR PLAN P4	C3.1	STORM AND UTILITY PLAN
A-113 FLOOR PLAN P1 A-114 FLOOR PLAN P1 A-115 FLOOR PLAN P1 A-115 FLOOR PLAN P1 A-116 FLOOR PLAN L1 A-117 FLOOR PLAN L1 A-117 FLOOR PLAN L1 A-118 FLOOR PLAN L1 A-119 FLOOR PLAN L3 A-120 FLOOR PLAN L3 A-120 FLOOR PLAN L3 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-124 FLOOR PLAN L1 A-125 FLOOR PLAN L1 A-126 FLOOR PLAN L1 A-127 FLOOR PLAN L1 A-127 FLOOR PLAN L1 A-128 FLOOR PLAN L1 A-129 FLOOR PLAN L1 A-120 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-124 FLOOR PLAN L2 A-125 FLOOR PLAN L2 A-126 FLOOR PLAN L2 A-127 PLOOR PLAN L2 A-127 PLOOR PLAN L2 A-128 PLOOR PLAN L2 A-129 PLOOR PLAN L2 A-120 FLOOR PLAN L2 A-120 PLOOR PLAN L2 A-121 NORTH TOWER- OVERALL ROOF PLAN A-121 NORTH TOWER- OVERALL ROOF PLAN A-121 PLOOR PLAN L2 A-120 PLOOR PLAN L2 A-121 NORTH TOWER- OVERALL ROOF PLAN A-121 NT - ENLANGED TOWER SOUTH OVERALL ROOF PLAN A-121 NT - ENLANGED WEST ELEVATION A-122 ST - ENLANGED WEST ELEVATION A-123 ST - ENLANGED WEST ELEVATION A-124 NT - ENLANGED WEST ELEVATION A-125 ST - ENLANGED WEST ELEVATION A-126 ST - ENLANGED WEST ELEVATION A-127 ST - ENLANGED WEST ELEVATION A-128 ST - ENLANGED WEST ELEVATION A-129 ENLANGED PODIUM ELEVATIONS A-129 ENLANGED PODIUM	A-112	FLOOR PLAN P3	C3.2	STORM AND UTILITY PLAN
A-114 FLOOR PLAN PI A-115 FLOOR PLAN BI A-116 FLOOR PLAN LI A-117 FLOOR PLAN LI A-117 FLOOR PLAN LI A-118 FLOOR PLAN LI A-118 FLOOR PLAN LI A-119 FLOOR PLAN LI A-119 FLOOR PLAN LI A-119 FLOOR PLAN LI A-110 FLOOR PLAN LI A-110 FLOOR PLAN LI A-111 FLOOR PLAN LI A-121 FLOOR PLAN LI A-121 FLOOR PLAN LI A-122 FLOOR PLAN LI A-123 FLOOR PLAN LI A-124 FLOOR PLAN LI A-125 FLOOR PLAN LI A-125 FLOOR PLAN LI A-126 FLOOR PLAN LI A-127 FLOOR PLAN LI A-127 FLOOR PLAN LI A-128 FLOOR PLAN LI A-129 FLOOR PLAN LI A-129 FLOOR PLAN LI A-120 FLOOR PLAN LI A-121 FLOOR PLAN LI A-121 FLOOR PLAN LI A-122 FLOOR PLAN LI A-124 FLOOR PLAN LI A-125 FLOOR PLAN LI A-126 FLOOR PLAN LI A-127 FLOOR PLAN LI A-127 FLOOR PLAN LI A-128 FLOOR PLAN LI A-129 FLOOR PLAN LI A-129 FLOOR PLAN LI A-120 BUILDING AXONOMETRIC A-201 BUILDING AXONOMETRIC A-202 BUILDING AXONOMETRIC A-203 BUILDING ELEVATIONS - WEST AND SOUTH A-204 TOWER ELEVATIONS - WEST AND SOUTH A-205 BUILDING ELEVATIONS - WEST AND SOUTH A-206 BUILDING ELEVATIONS - WEST AND SOUTH A-207 TOWER ELEVATION - A-211 NT - ENLARGED WEST ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-212 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 ST - ENLARGED WEST ELEVATION A-221 ST - ENLARGED WEST ELEVATION A-221 ST - ENLARGED WEST ELEVATION A-222 ST - ENLARGED SOUTH ELEVATION A-231 ST - ENLARGED SOUTH ELEVATION A-232 ST - ENLARGED SOUTH ELEVATION A-240 FENLARGED FOOLUM ELEVATION A-240 FENLARGED FOOLUM ELEVATION A-240 FENLARGED FOOLUM ELEVATION A-241 ST - ENLARGED SOUTH ELEVATION A-240 FENLARGED FOOLUM ELEVATION A-340 FENLARGED FOOLUM ELEVATION A-340 FENLARGED FOOLUM ELEVATION A-340 FENLARGED FOOLUM EL	A-113	FLOOR PLAN P2		RIGHT-OF-WAY PLAN
A-115 FLOOR PLAN B1 A-116 FLOOR PLAN L1 A-117 FLOOR PLAN L1 A-117 FLOOR PLAN L1 A-118 FLOOR PLAN L2 A-119 FLOOR PLAN L3 A-119 FLOOR PLAN L3 A-120 FLOOR PLAN L3 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-121 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-122 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-123 FLOOR PLAN L1 A-124 FLOOR PLAN L1 A-125 FLOOR PLAN L3-12 A-126 FLOOR PLAN L3-12A A-126 FLOOR PLAN L2-12A A-126 FLOOR PLAN L3-12A A-126 FLOOR PLAN L3-12A A-127 PLOOR PLAN L3-12A A-128 PLOOR PLAN L3-12A A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 PLARGED TOWER SOUTH OVERALL ROOF PLAN A-157 PLARGED TOWER SOUTH OVERALL ROOF PLAN A-201 BUILDING AXONOMETRIC A-202 BUILDING AXONOMETRIC A-203 BUILDING ELEVATIONS A-201 TOWER ELEVATIONS A-211 NT - ENLARGED WEST ELEVATION A-212 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED WEST ELEVATION A-217 NT - ENLARGED WEST ELEVATION A-218 NT - ENLARGED WEST ELEVATION A-221 NT - ENLARGED WEST ELEVATION A-231 NT - ENLARGED WEST ELEVATION A-232 NT - ENLARGED WEST ELEVATION A-231 NT - ENLARGED WEST ELEVATION A-232 NT - ENLARGED WEST ELEVATION A-231 ST - ENLARGED SOUTH ELEVATION A-232 ST - ENLARGED SOUTH ELEVATION A-231 ST - ENLARGED SOUTH ELEVATION A-231 ST - ENLARGED SOUTH ELEVATION A-232 ST - ENLARGED SOUTH ELEVATION A-233 ST - ENLARGED SOUTH ELEVATION A-240 ENLARGED PODIUM ELEVATION A-241 EXTERNOR PRISH ELEVATION A-251 ST - ENLARGED SOUTH ELEVATION A-261 EXTERNOR PRISH ELEVATION A-271 ST - ENLARGED SOUTH ELEVATION A-280 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED PODIUM ELEVATION A-292 EXTERNOR PODIUM PERSPECTIVE A-900 APOULM PERSPECTIVE A-900 APOULM PERSPECTIVE A-900 AEBIAL PERSPECTIVE		FLOOR PLAN P1		
A-116 A-117 A-118 FLOOR PLAN LIM A-118 FLOOR PLAN LIM A-118 FLOOR PLAN LO A-119 FLOOR PLAN LO A-119 FLOOR PLAN LO A-120 FLOOR PLAN LO FLOOR PLAN LO A-121 FLOOR PLAN LO A-121 FLOOR PLAN LO A-121 FLOOR PLAN LO A-122 FLOOR PLAN LO A-122 FLOOR PLAN LO A-123 FLOOR PLAN LO A-124 A-123 FLOOR PLAN LO A-124 A-125 FLOOR PLAN LO A-126 A-126 A-126 FLOOR PLAN LO A-127 A-127 A-127 A-128 FLOOR PLAN LO A-128 A-126 A-127 A-127 A-127 A-128 BLOOR PLAN LO A-127 A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 BLIAGED FOWER SOUTH OVERALL ROOF PLAN A-157 A-140 BUILDING AXONOMETRIC A-201 BUILDING AXONOMETRIC A-202 BUILDING ELEVATIONS - WEST AND NORTH A-206 BUILDING ELEVATIONS - WEST AND SOUTH A-207 TOWER ELEVATIONS - WEST AND SOUTH A-210 A-211 NT - ENLARGED WEST ELEVATION A-221 NT - ENLARGED WEST ELEVATION A-231 ST - ENLARGED WEST ELEVATION A-231 ST - ENLARGED SOUTH ELEVATION A-241 A-241 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-300 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-300 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-300 BUILDING SECTION LONGITUDINAL A-300 BUILDING SECTION LONGITUDINAL A-301 BUILDING SECTION LONGITUDINAL A-300 BUILDING SECTION LONGITUDIN		FLOOR PLAN B1		
A-117 FLOOR PLAN LIM A-118 FLOOR PLAN L2 A-119 FLOOR PLAN L3 A-120 FLOOR PLAN L3 A-121 FLOOR PLAN L3 A-121 FLOOR PLAN L12 A-121 FLOOR PLAN L12 A-122 FLOOR PLAN L12 A-122 FLOOR PLAN L12 A-123 FLOOR PLAN L15-L22 A-124 FLOOR PLAN L25-L26 A-125 FLOOR PLAN L25-L26 A-126 FLOOR PLAN L25-L26 A-126 FLOOR PLAN L25-L26 A-126 FLOOR PLAN L3-L27 A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 ENLARGED TOWER SOUTH OVERALL ROOF PLAN A-157 BUILDING AXONOMETRIC A-122 BUILDING AXONOMETRIC A-202 BUILDING ELEVATIONS - EAST AND SOUTH A-206 BUILDING ELEVATIONS - EAST AND SOUTH A-207 TOWER ELEVATIONS A-211 NT - ENLARGED WEST ELEVATION A-212 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED EMST ELEVATION A-216 NT - ENLARGED EMST ELEVATION A-217 ST - ENLARGED EMST ELEVATION A-218 NT - ENLARGED EMST ELEVATION A-231 NT - ENLARGED EMST ELEVATION A-232 NT - ENLARGED EMST ELEVATION A-233 NT - ENLARGED EMST ELEVATION A-231 NT - ENLARGED EMST ELEVATION A-232 NT - ENLARGED EMST ELEVATION A-233 NT - ENLARGED EMST ELEVATION A-243 NT - ENLARGED EMST ELEVATION A-25 ST - ENLARGED EMST ELEVATION A-26 NT - ENLARGED EMST ELEVATION A-27 ST - ENLARGED EMST ELEVATION A-27 ST - ENLARGED EMST ELEVATION A-28 ST - ENLARGED EMST ELEVATION A-29 ENLARGED EMST ELEVATION A-29 ENLARGED EMST ELEVATION A-29 ENLARGED EMST ELEVATION A-29 ENLARGED EMBEL ELEVATION A-29 ENLARGED EMST ELEVATION A-29 ENLARGED EMST ELEVATION A-29 ENLARGED EMBEL ELEVATION A		FLOOR PLAN L1		
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A-120 FLOOR PLAN L1-L11 A-121 FLOOR PLAN L12 A-122 FLOOR PLAN L14 A-123 FLOOR PLAN L14 A-123 FLOOR PLAN L15-L22 A-124 FLOOR PLAN L15-L27 A-125 FLOOR PLAN L23-L24 A-125 FLOOR PLAN L23-L26 A-126 FLOOR PLAN L23-L26 A-126 FLOOR PLAN L23-L27 A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 FLOOR PLAN L25-L26 A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 BUILDING AXONOMETRIC A-201 BUILDING AXONOMETRIC A-202 BUILDING AXONOMETRIC A-203 BUILDING ELEVATIONS - WEST AND NORTH A-206 BUILDING ELEVATIONS - WEST AND SOUTH A-207 TOWER ELEVATIONS - WEST AND SOUTH A-207 TOWER ELEVATIONS A-211 NT - ENLARGED WEST ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED WEST ELEVATION A-221 NT - ENLARGED WEST ELEVATION A-232 NT - ENLARGED WEST ELEVATION A-241 NT - ENLARGED WEST ELEVATION A-255 ST - ENLARGED WEST ELEVATION A-261 NT - ENLARGED WEST ELEVATION A-271 ST - ENLARGED WEST ELEVATION A-271 ST - ENLARGED WEST ELEVATION A-282 ST - ENLARGED WEST ELEVATION A-283 ST - ENLARGED WEST ELEVATION A-291 ENLARGED PODIUM ELEVATIONS BUILDING SECTION LONGITUDINAL A-305 BUILDING SECTION LONGITUDINAL A-306 BUILDING SECTION LONGITUDINAL A-307 TOWER PERSPECTIVE A-900 PODIUM PERSPECTIVE A-900 PODIUM PERSPECTIVE A-900 PODIUM PERSPECTIVE A-900 PODIUM PERSPECTIVE A-900 AGRIL PERSPECTIVE				
A-12T FLOOR PLAN L12 A-122 FLOOR PLAN L14 A-123 FLOOR PLAN L15-L22 A-124 FLOOR PLAN L25-L26 A-125 FLOOR PLAN L25-L26 A-126 FLOOR PLAN L25-L26 A-126 FLOOR PLAN L25-L27 A-126 FLOOR PLAN L25-L27 A-126 FLOOR PLAN L25-L27 A-126 FLOOR PLAN L25-L27 A-127 A-127 A-127 A-128 PLOOR PLAN L25-L28 A-128 PLOOR PLAN L25-L28 A-129 BULDING REVAITONS A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 ENLARGED TOWER SOUTH OVERALL ROOF PLAN A-201 BULDING AXONOMETRIC A-202 BULDING ELEVATIONS - WEST AND NORTH A-203 BULDING ELEVATIONS - LEVATION A-204 TOWER LEVATIONS A-211 NT - ENLARGED WEST ELEVATION A-212 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED WEST ELEVATION A-217 ST - ENLARGED WEST ELEVATION A-221 NT - ENLARGED WEST ELEVATION A-231 NT - ENLARGED WEST ELEVATION A-2421 ST - ENLARGED WEST ELEVATION A-251 ST - ENLARGED WEST ELEVATION A-261 ST - ENLARGED WEST ELEVATION A-271 ST - ENLARGED WEST ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-293 ENLARGED PODIUM ELEVATIONS BUILDING SECTION LONGTUDINAL A-305 BUILDING SECTION LONGTUDINAL A-306 ENLARGED FOODIUM ELEVATIONS BUILDING SECTION LONGTUDINAL A-309 PODIUM PERSPECTIVE A-900 PODIUM PERSPECTIVE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 A-904 PODIUM PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE				
## A-122 FLOOR PLAN L14 ## A-123 FLOOR PLAN L15-L22 ## A-124 FLOOR PLAN L23-L24 ## A-125 FLOOR PLAN L23-L26 ## A-126 FLOOR PLAN L23-L26 ## A-140 NORTH TOWER - OVERALL ROOF PLAN ## A-157 ENLARGED TOWER SOUTH OVERALL ROOF PLAN ## A-201 BUILDING AXONOMETRIC ## A-202 BUILDING ELEVATIONS - WEST AND NORTH ## A-203 BUILDING ELEVATIONS - WEST AND SOUTH ## A-204 BUILDING ELEVATIONS - WEST AND SOUTH ## A-205 BUILDING ELEVATIONS - EAST AND SOUTH ## A-206 BUILDING ELEVATIONS - EAST AND SOUTH ## A-211 NT - ENLARGED WEST ELEVATION ## A-211 NT - ENLARGED WEST ELEVATION ## A-211 NT - ENLARGED WEST ELEVATION ## A-212 NT - ENLARGED WEST ELEVATION ## A-213 NT - ENLARGED WEST ELEVATION ## A-214 NT - ENLARGED WEST ELEVATION ## A-215 NT - ENLARGED WEST ELEVATION ## A-216 NT - ENLARGED BAST ELEVATION ## A-217 NT - ENLARGED WEST ELEVATION ## A-218 NT - ENLARGED BAST ELEVATION ## A-251 ST - ENLARGED BAST ELEVATION ## A-251 ST - ENLARGED BAST ELEVATION ## A-253 ST - ENLARGED SOUTH ELEVATION ## A-253 ST - ENLARGED SOUTH ELEVATION ## A-261 ST - ENLARGED SOUTH ELEVATION ## A-275 ST - ENLARGED SOUTH ELEVATION ## A-281 ST - ENLARGED SOUTH ELEVATION ## A-281 ST - ENLARGED SOUTH ELEVATION ## A-292 ENLARGED PODIUM ELEVATIONS ## A-305 BUILDING SECTION LONGITUDINAL ## A-305 BUILDING SECTION LONGITUDINAL ## A-306 BUILDING SECTION LONGITUDINAL ## A-901 TOWER PERSPECTIVE ## A-902 PODIUM PERSPECTIVE ## A-903 PODIUM PERSPECTIVE ## A-904 AERIAL PERSPECTIVE ## A-905 TOWER PERSPECTIVE ## A-906 AERIAL PERSPECTIVE ## A-906 AERIAL PERSPECTIVE ## A-906 AERIAL PERSPECTIVE ## A-906 AERIAL PERSPECTIVE			T.3	ILLUMINATION CALCULATIONS
A-124 FLOOR PLAN L15-L22 A-124 FLOOR PLAN L23-L24 A-125 FLOOR PLAN L25-L26 A-126 FLOOR PLAN L27 A-127 ADR-SUR.1 EXISTING CONDITIONS SURVEY PHASE 183 A-126 FLOOR PLAN L27 A-127 ADR-SUR.2 EXISTING CONDITIONS SURVEY PHASE 183 A-140 NORTH TOWER - OVERALL ROOF PLAN A-157 ENLARGED TOWER SOUTH OVERALL ROOF PLAN A-201 BUILDING AXONOMETRIC A-202 BUILDING AXONOMETRIC A-203 BUILDING AXONOMETRIC A-204 BUILDING AXONOMETRIC A-205 BUILDING ELEVATIONS - EAST AND SOUTH A-206 BUILDING ELEVATIONS - EAST AND SOUTH A-207 TOWER ELEVATIONS - EAST AND SOUTH A-208 TI - ENLARGED WEST ELEVATION A-211 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED EAST ELEVATION A-231 NT - ENLARGED EAST ELEVATION A-232 NT - ENLARGED EAST ELEVATION A-233 NT - ENLARGED EAST ELEVATION A-252 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-261 ST - ENLARGED EAST ELEVATION A-271 ST - ENLARGED EAST ELEVATION A-271 ST - ENLARGED EAST ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED SOUTH ELEVATION A-292 ENLARGED PODIUM ELEVATIONS A-303 BUILDING SECTION LONGITUDINAL A-305 BUILDING SECTION LONGITUDINAL A-306 BUILDING SECTION LONGITUDINAL A-307 MEMBARED SECTION ELEVATION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 AP06 AERIAL PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE				
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A-212 NT - ENLARGED WEST ELEVATION A-213 NT - ENLARGED WEST ELEVATION A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED ENEST ELEVATION A-231 NT - ENLARGED EAST ELEVATION A-232 NT - ENLARGED EAST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-254 ST - ENLARGED WEST ELEVATION A-255 ST - ENLARGED WEST ELEVATION A-257 ST - ENLARGED SEST ELEVATION A-258 ST - ENLARGED SEST ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED PODIUM ELEVATIONS A-292 ENLARGED PODIUM ELEVATIONS A-292 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 PODIUM PERSPECTIVE A-902 PODIUM PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE		TOWER ELEVATIONS		
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A-214 NT - ENLARGED WEST ELEVATION A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED WEST ELEVATION A-231 NT - ENLARGED EAST ELEVATION A-232 NT - ENLARGED EAST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-254 ST - ENLARGED WEST ELEVATION A-255 ST - ENLARGED WEST ELEVATION A-256 ST - ENLARGED WEST ELEVATION A-271 ST - ENLARGED EAST ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED PODIUM ELEVATIONS A-292 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE	A-212			
A-215 NT - ENLARGED WEST ELEVATION A-216 NT - ENLARGED WEST ELEVATION A-231 NT - ENLARGED EAST ELEVATION A-232 NT - ENLARGED EAST ELEVATION A-251 ST - ENLARGED WEST ELEVATION A-252 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-254 ST - ENLARGED WEST ELEVATION A-255 ST - ENLARGED SOUTH ELEVATION A-261 ST - ENLARGED SOUTH ELEVATION A-262 ST - ENLARGED SOUTH ELEVATION A-263 ST - ENLARGED SOUTH ELEVATION A-264 ST - ENLARGED SOUTH ELEVATION A-265 ST - ENLARGED PODIUM ELEVATIONS A-260 ENLARGED PODIUM ELEVATIONS A-261 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 APON PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE	A-213			
A-216 NT - ENLARGED WEST ELEVATION A-231 NT - ENLARGED EAST ELEVATION A-232 NT - ENLARGED EAST ELEVATION A-251 ST - ENLARGED WEST ELEVATION A-252 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-254 ST - ENLARGED SOUTH ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATIONS A-291 ENLARGED PODIUM ELEVATIONS A-291 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-301 TOWERS EXTERIOR DETAILS A-631 TOWERS EXTERIOR DETAILS A-631 TOWER PERSPECTIVE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE	A-214			
A-231 NT - ENLARGED EAST ELEVATION A-232 NT - ENLARGED WEST ELEVATION A-251 ST - ENLARGED WEST ELEVATION A-252 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-271 ST - ENLARGED SOUTH ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED PODIUM ELEVATIONS A-291 ENLARGED PODIUM ELEVATIONS A-292 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE	A-215			
A-232 NT - ENLARGED EAST ELEVATION A-251 ST - ENLARGED WEST ELEVATION A-252 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-251 ST - ENLARGED EAST ELEVATION A-271 ST - ENLARGED EAST ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED PODIUM ELEVATIONS A-292 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE	A-216			
A-251 ST - ENLARGED WEST ELEVATION A-252 ST - ENLARGED WEST ELEVATION A-253 ST - ENLARGED WEST ELEVATION A-271 ST - ENLARGED EAST ELEVATION A-281 ST - ENLARGED SOUTH ELEVATION A-282 ST - ENLARGED SOUTH ELEVATION A-291 ENLARGED PODIUM ELEVATIONS A-292 ENLARGED PODIUM ELEVATIONS A-301 BUILDING SECTION LONGITUDINAL A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE	A-231			
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A-305 BUILDING CROSS SECTION A-501 TOWERS EXTERIOR DETAILS A-631 EXTERIOR FINISH SCHEDULE A-901 TOWER PERSPECTIVE A-902 PODIUM PERSPECTIVE A-903 PODIUM PERSPECTIVE A-904 PODIUM PERSPECTIVE A-905 TOWER PERSPECTIVE A-906 AERIAL PERSPECTIVE A-907 AERIAL PERSPECTIVE				
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A-900 ACMAC FEBRUCE 11VE				
	M-308	MEMORE ELIST ECTIVE		

LANDSCAPE
L100 STREET LEVEL LANDSCAPE PLAN
L.101 STREET LEVEL LANDSCAPE SECTIONS
L-300 LEVEL 3 TERRACE LANDSCAPE PLAN
L-400 PRESIDENTIAL SUITE LANDSCAPE PLAN

ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 350 105TH AVE NE
BELLEVUE, WA 98004
DR# 15:12104 LD

A-001





FAR Amenities First Floor 10 - 27 - 41' - 6" 20' - 5" 70' - 0"

POF Calculation First Floor

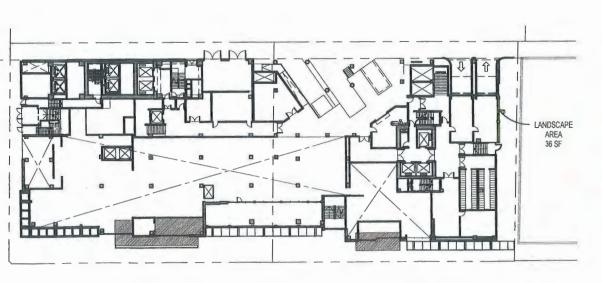
TOTAL:

POF:

169 lf

Upper level POF: Marquee: 95 lf 2,326 sf 1,842 sf

Landscape Area:



RECREATION AREA
2124 SF

RECREATION AREA
5824 SF

LANDSCAPE AREAS
1,613 SF

FAR Amenities First Floor Mezzanine/Loading Dock FAR Amenities Third Floor CACLO OF COMMUNES

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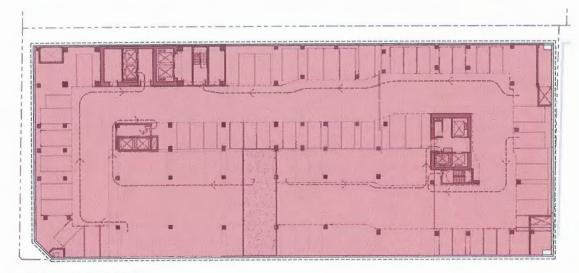
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ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 350 106TH AVE NE
BELLEVUE, WA 98004
DR: 15/32104LD

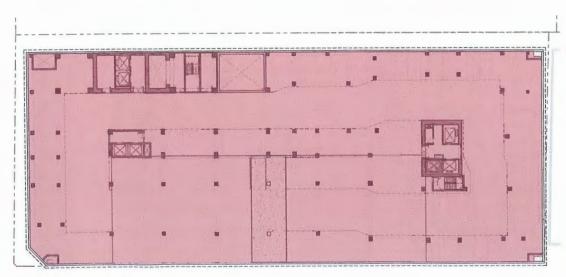
ISSUED DATE
REVISED IRRUSED
REVISED 7713/2010
REVISED 114/2011

A-013

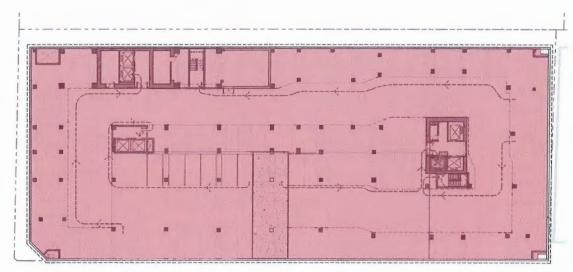
Underground Parking Diagram:



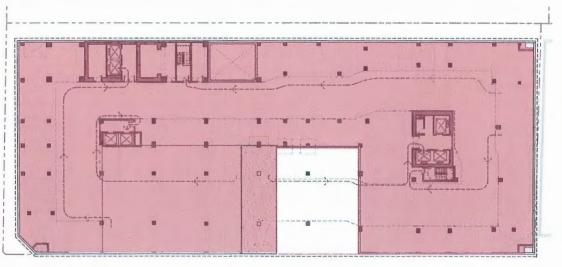
P1 UNDERGROUND PARKING 31,617 SF



P3 UNDERGROUND PARKING 31,087 SF



P2 UNDERGROUND PARKING 31,617 SF



P4 UNDERGROUND PARKING 30,729 SF

TOTAL: Underground Parking: 125,050 sf GROJP OF COMPANES
OWNER

FAVA GROUP OF COMPANIES
10656 NE - FH ST, SUITE TOO
BELLEVUE, WA 8000ELLEVUE, WA 8000EVERY (450) 773-3161

SCHWARTZ
COMPANY
COMPANY
THE SCHWARTZ
COMPANY
SOFSLEY WAY, SUITE 300
SESLEY WAY, SUITE 300
TEL. (208) 370 (546)

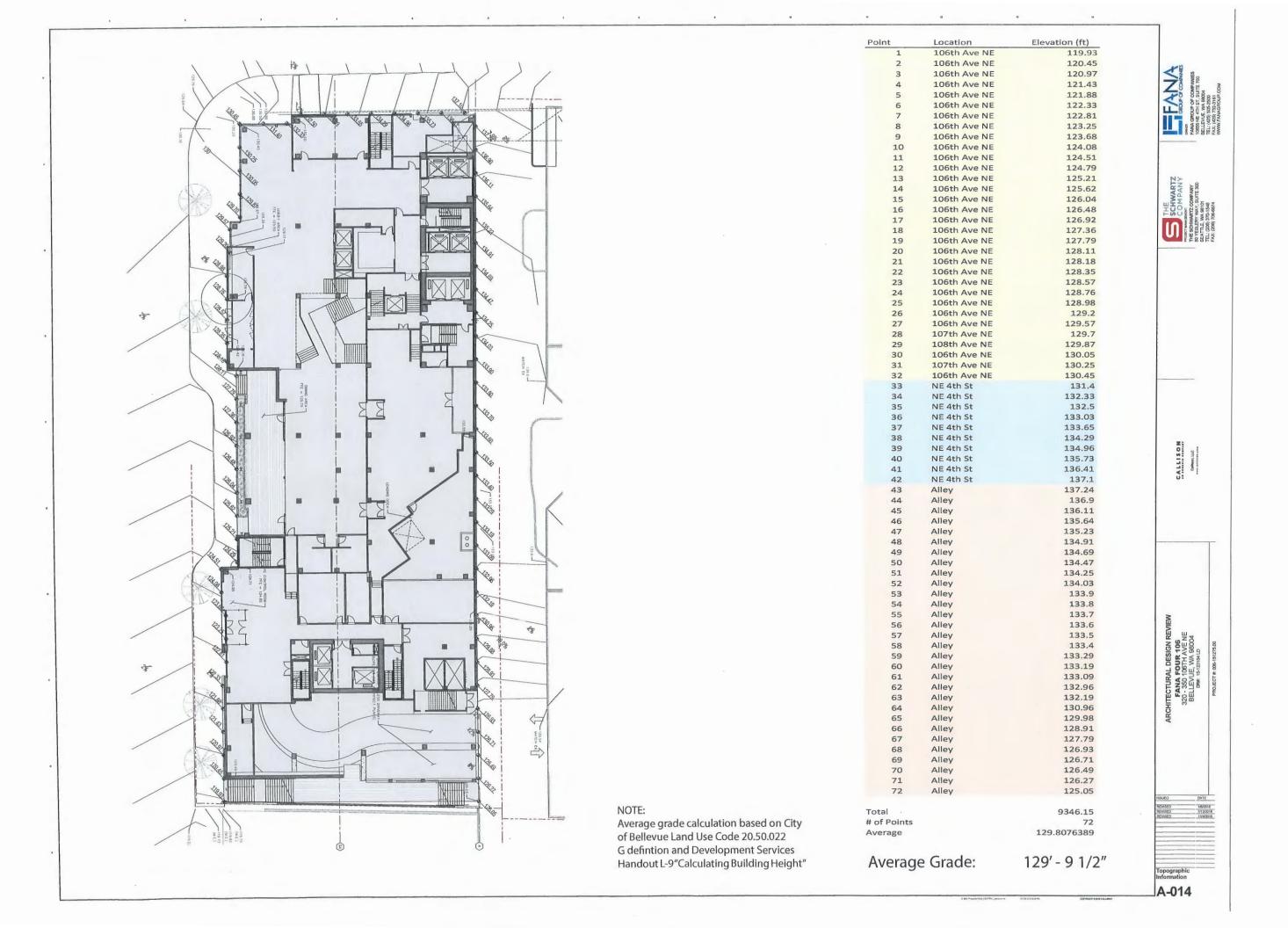
CALLISON Cambon LLC

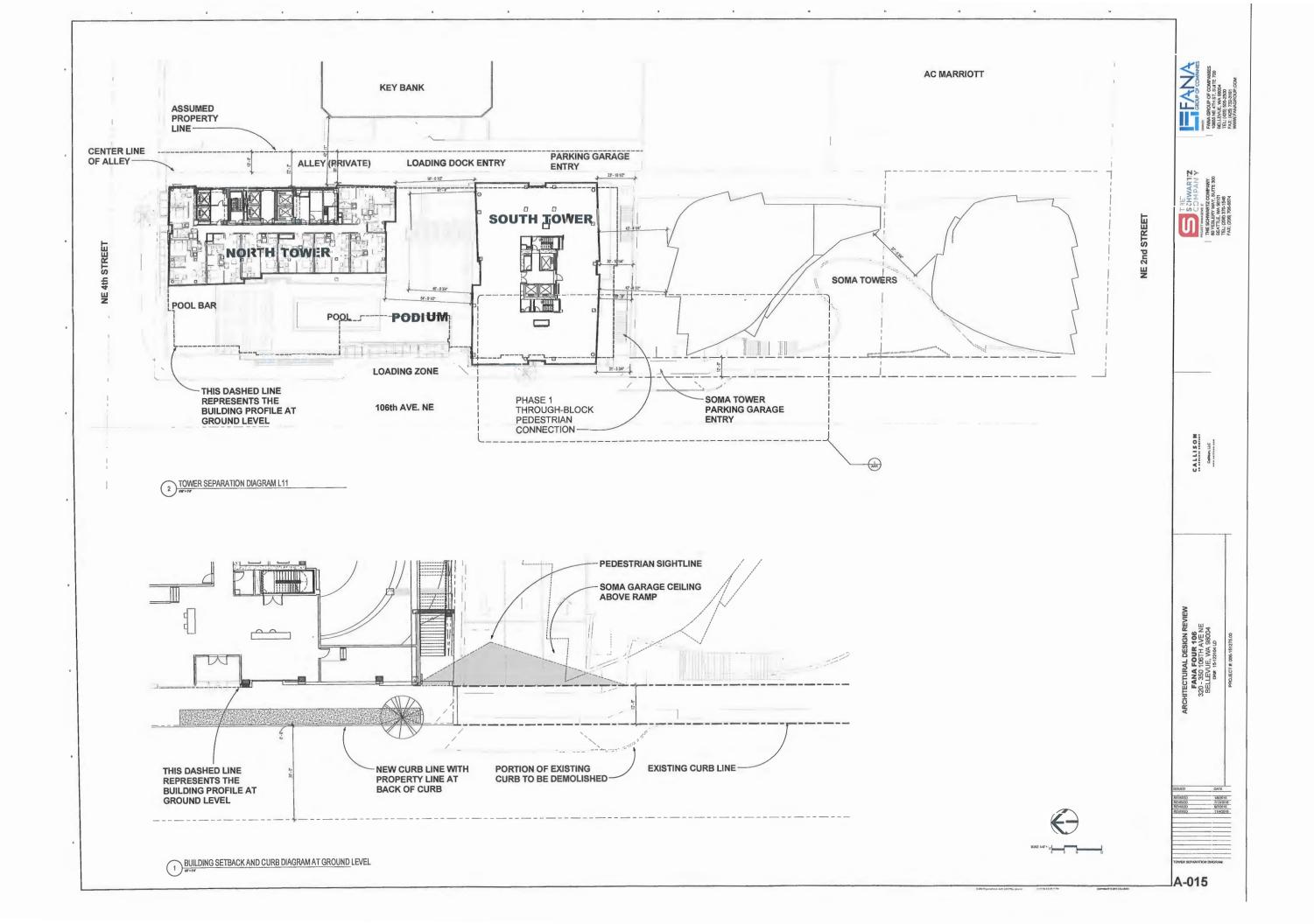
ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 330 (165TH ANE NE
BELLEVUE, WAS 98004

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Camon LLC

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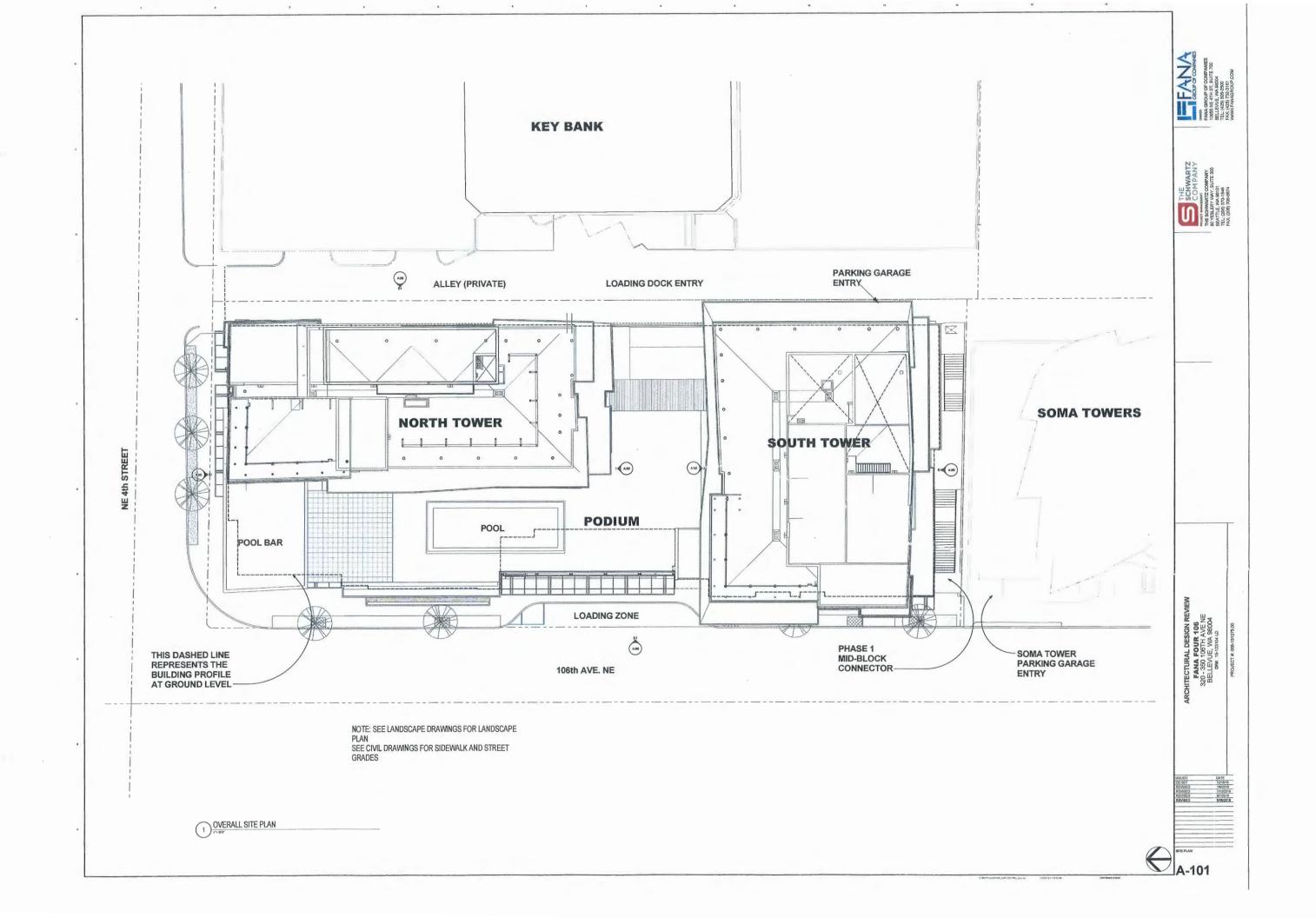
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FANA FOUR 106
320 - 350 106TH AVE NE
BELLEVUE, WA 98004
DRB: 15-123104 LD

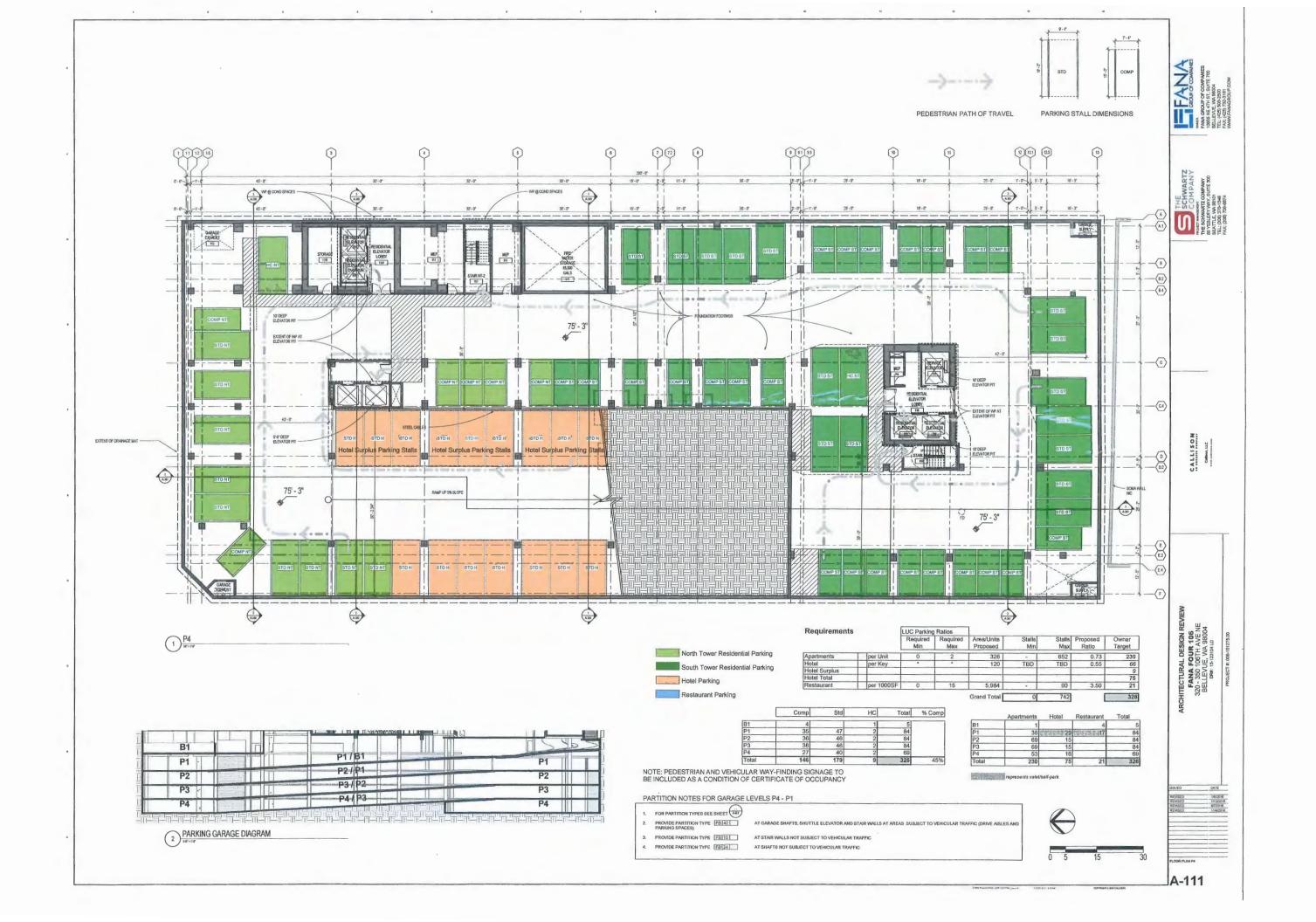
A-016





CALLISON

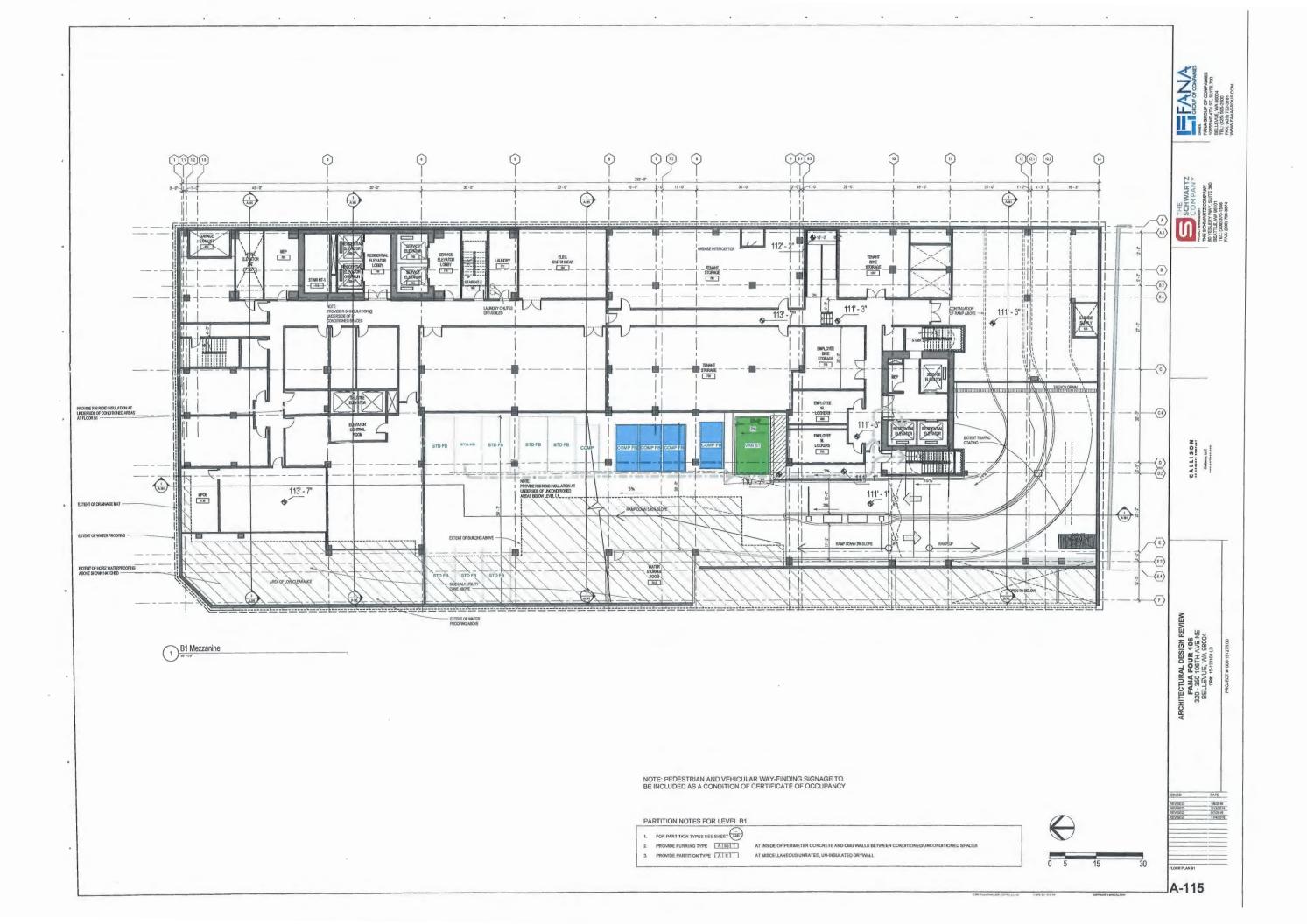


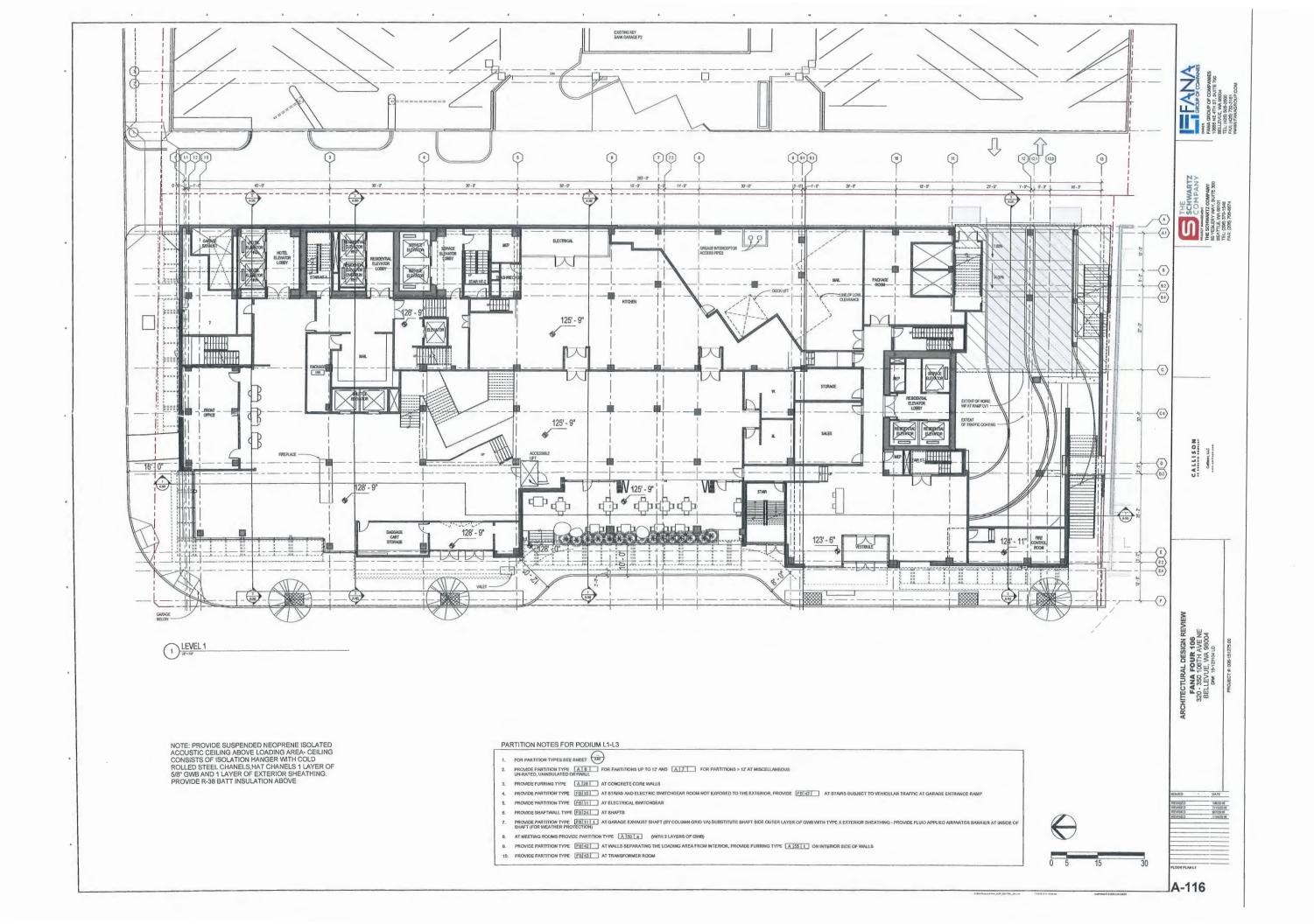


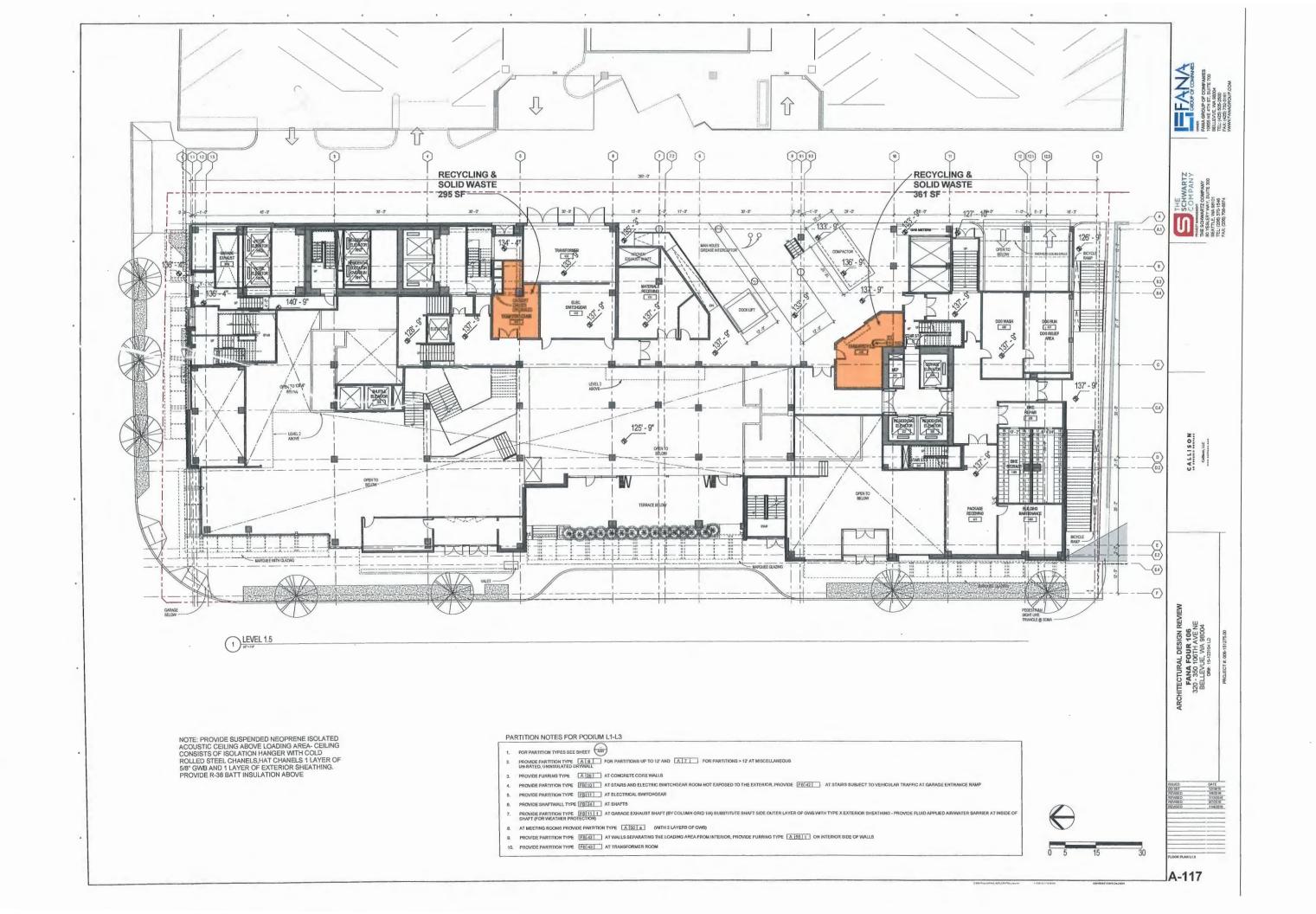


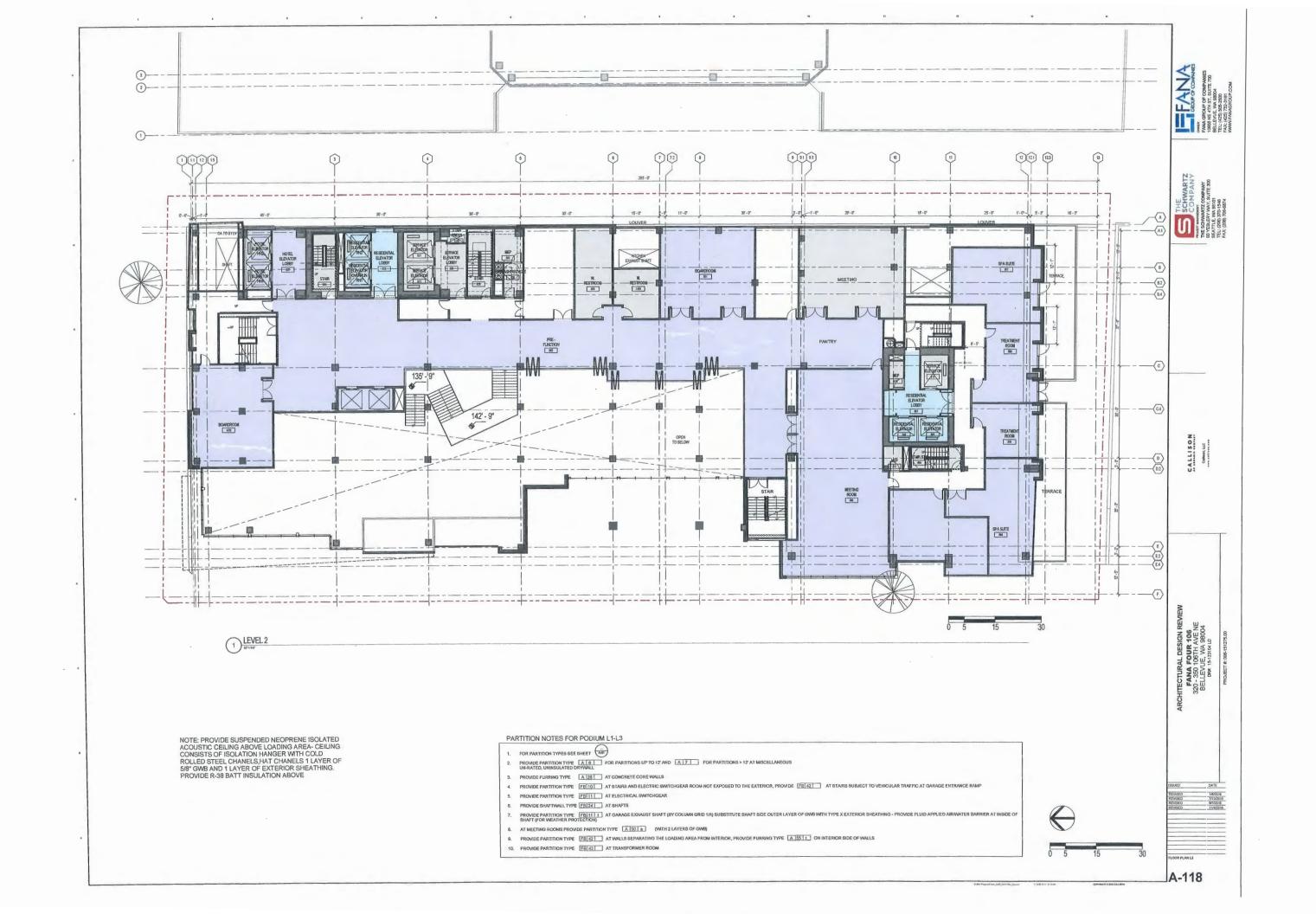


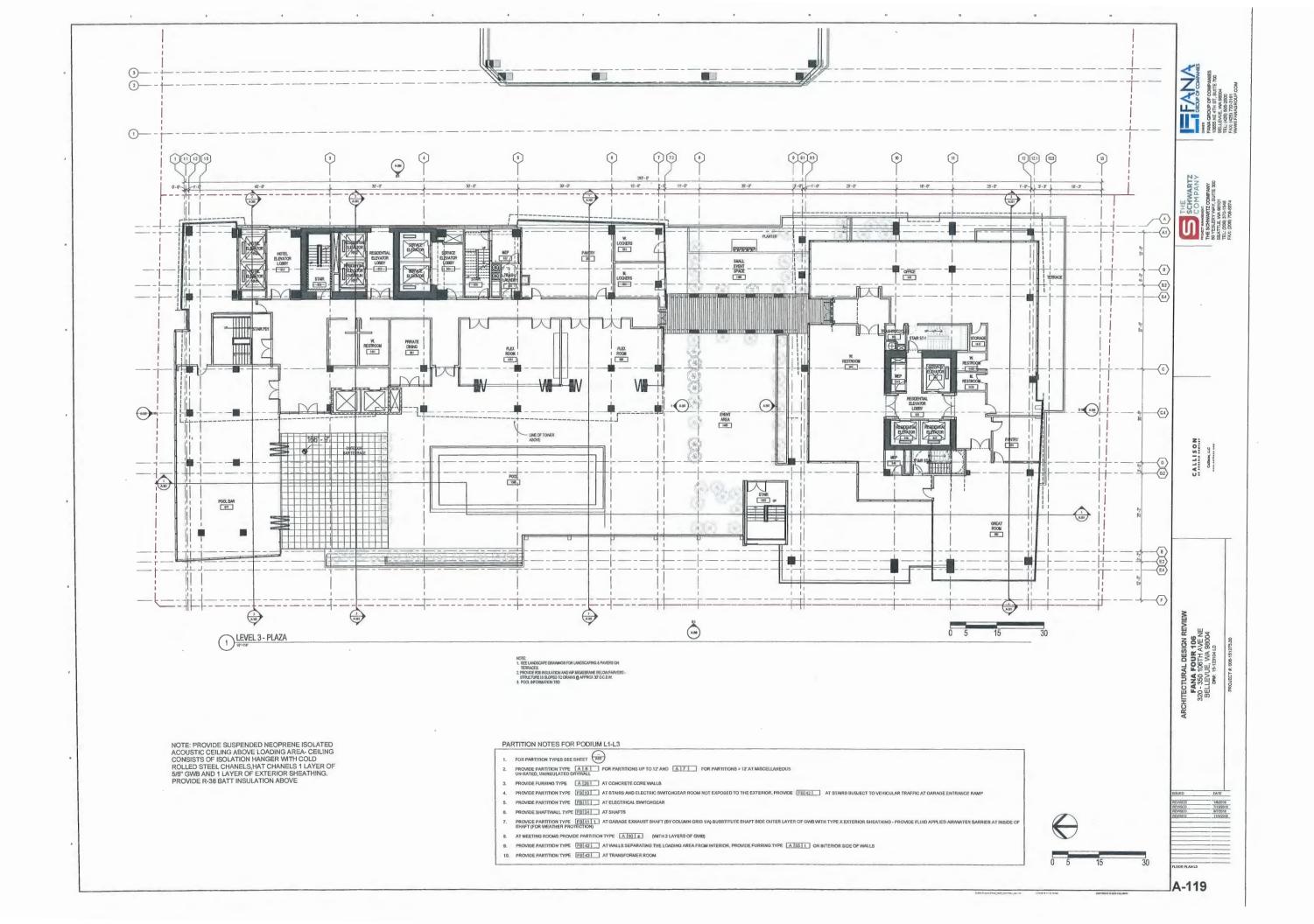




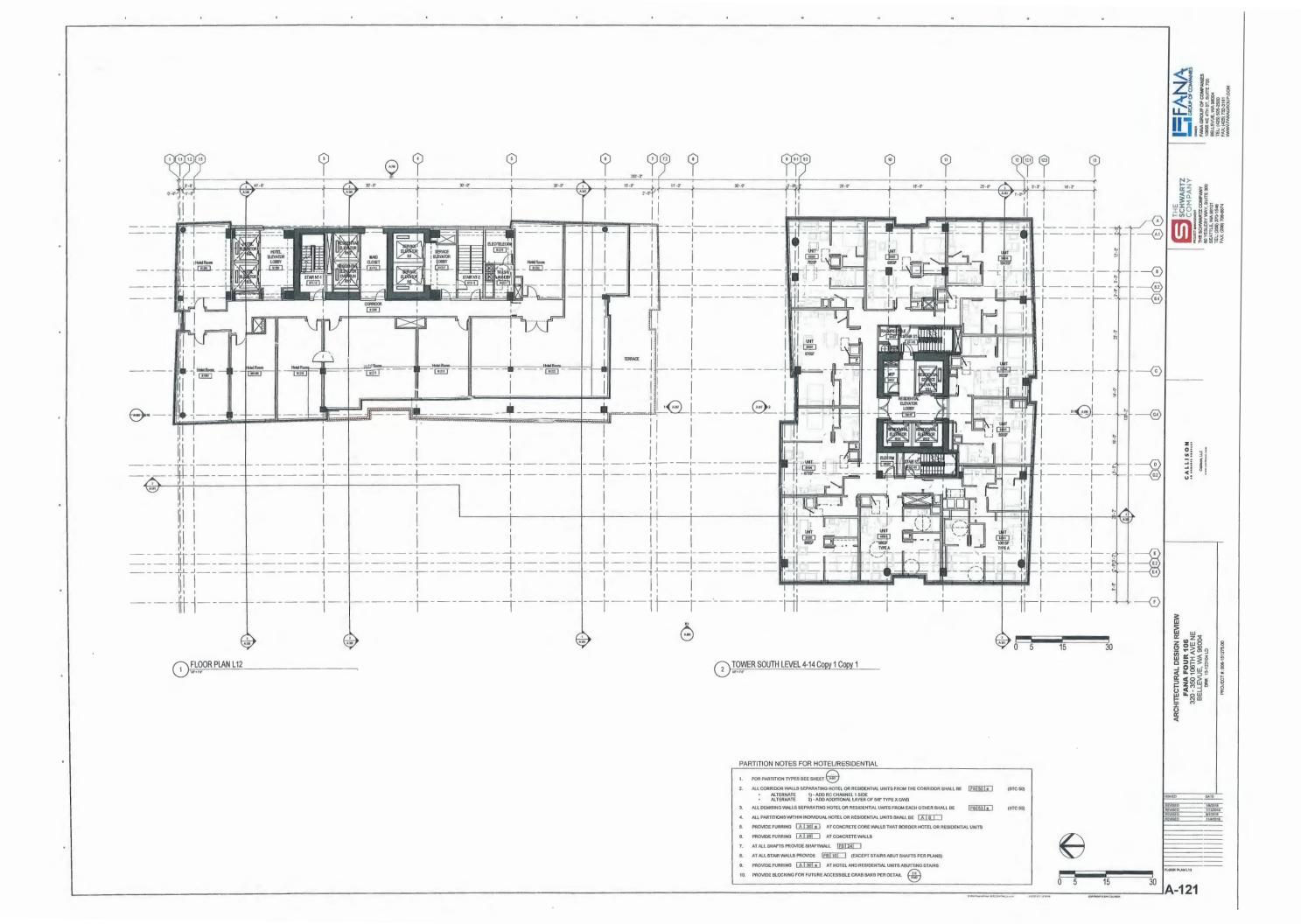


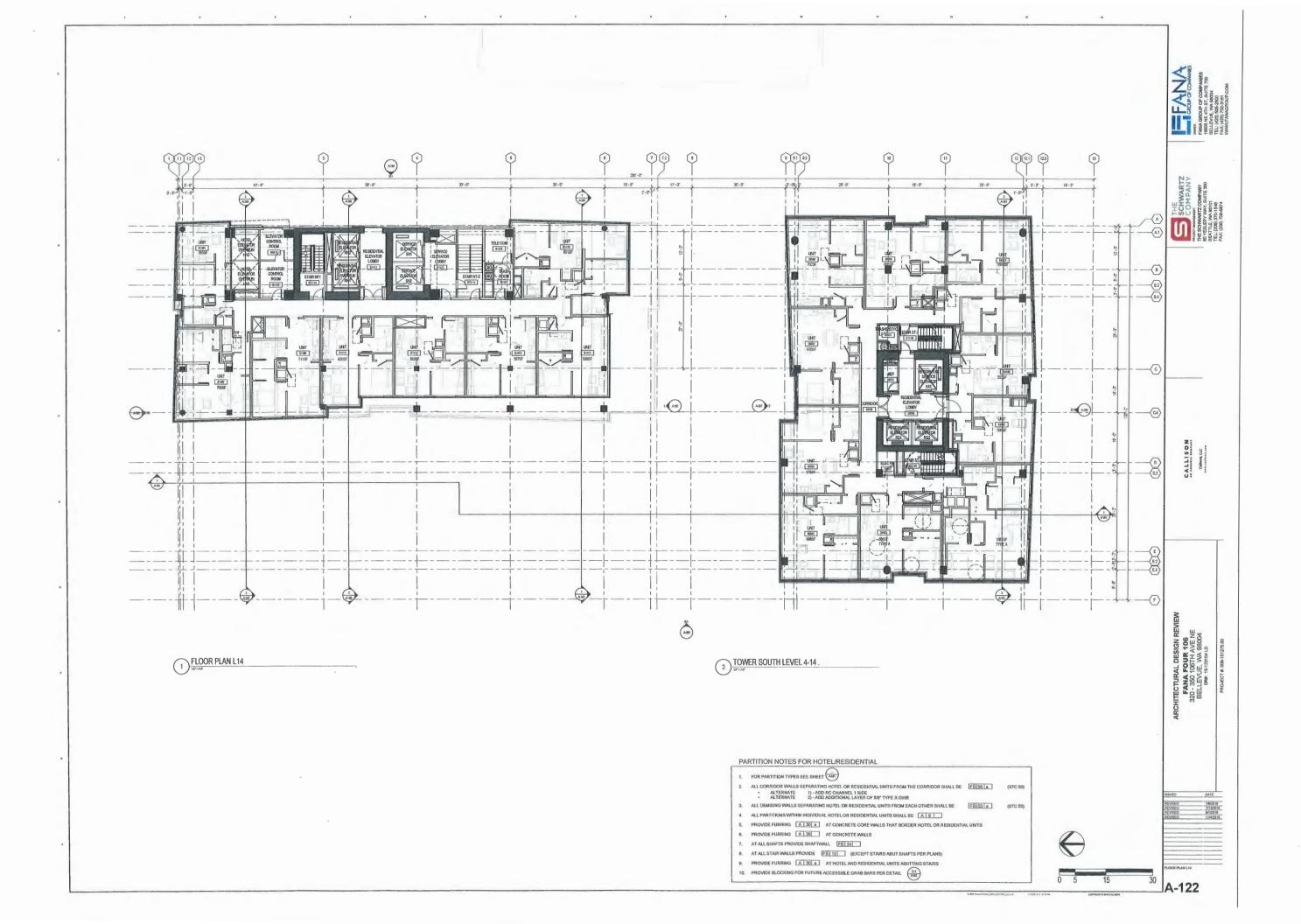


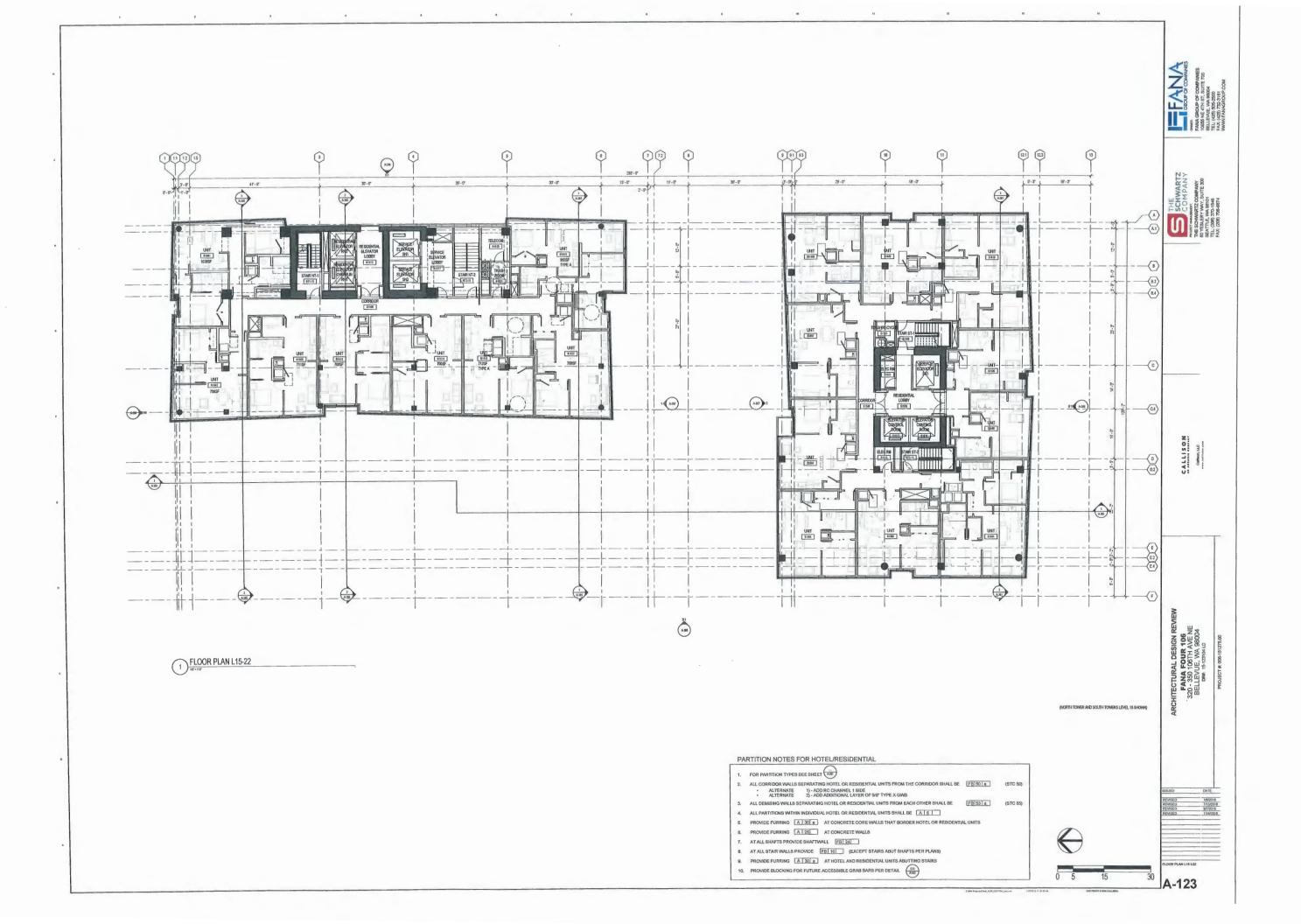


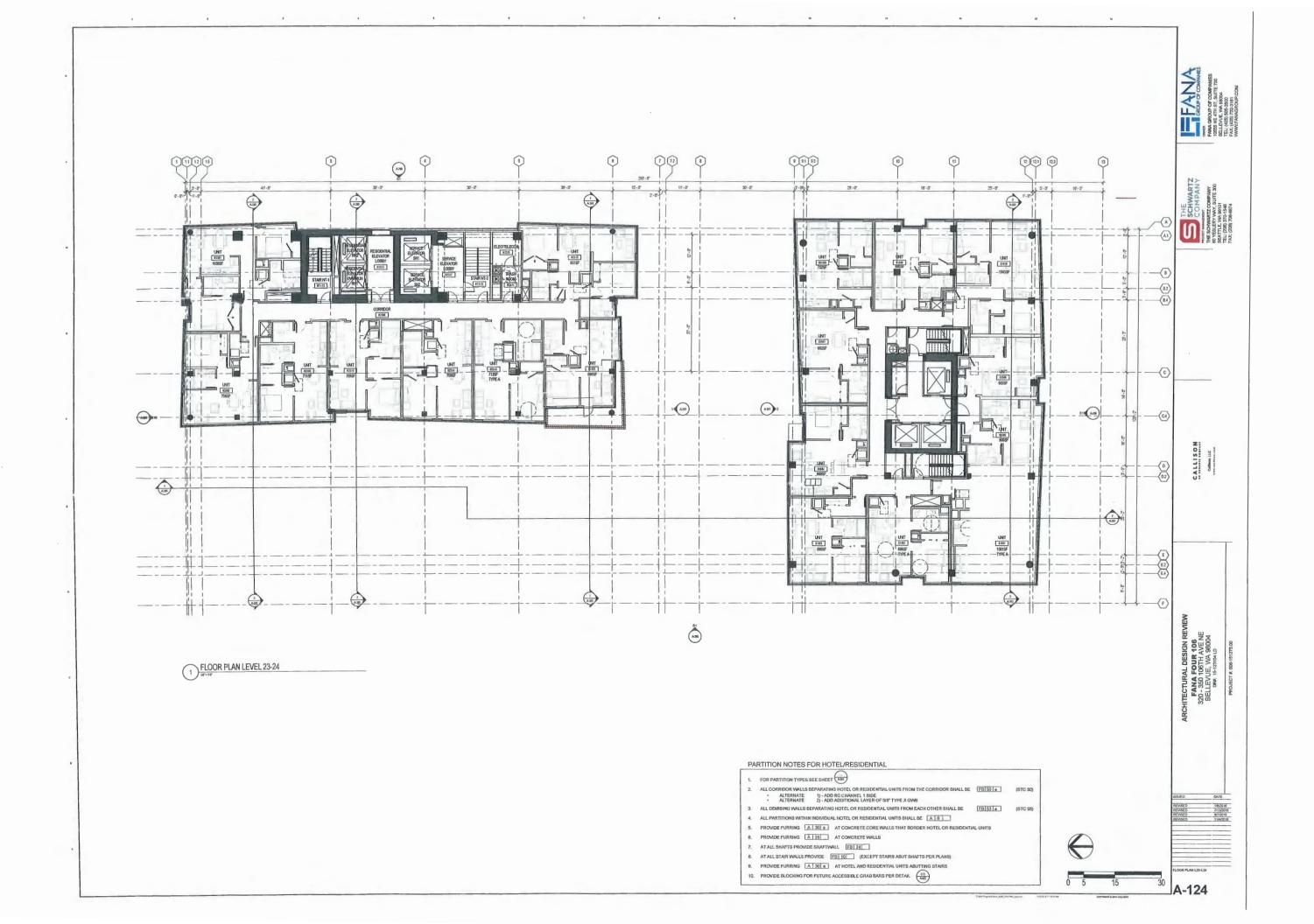


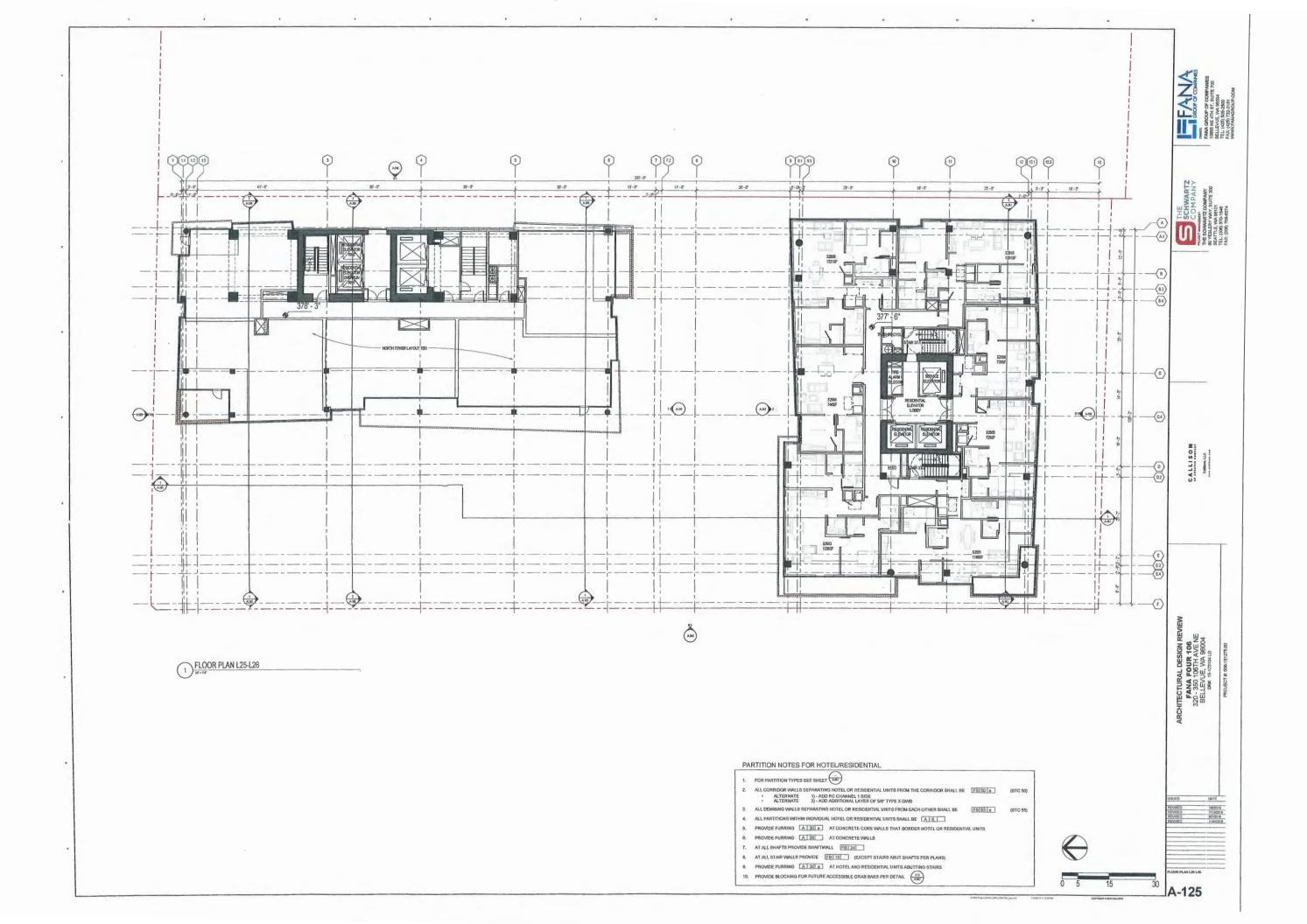


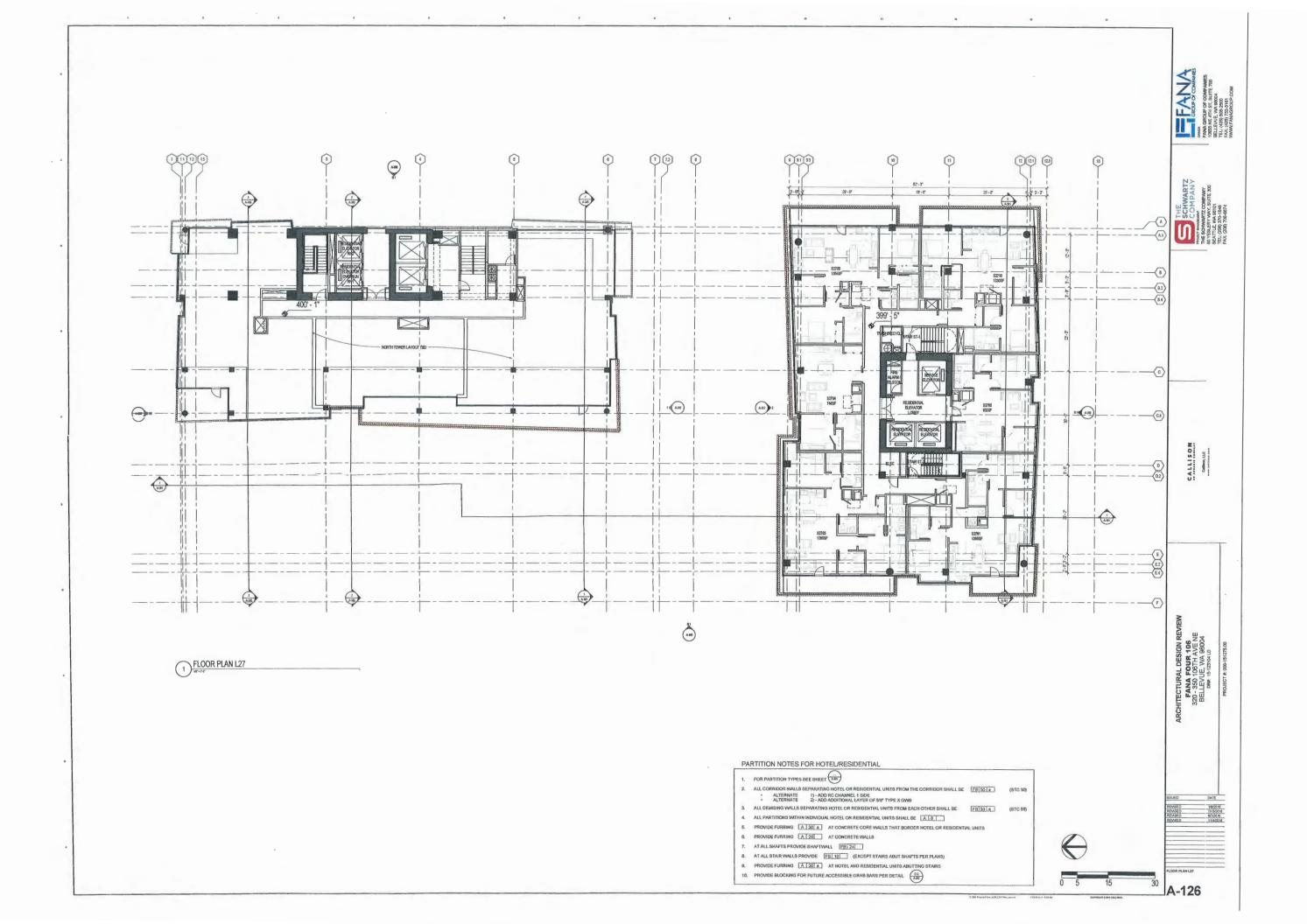


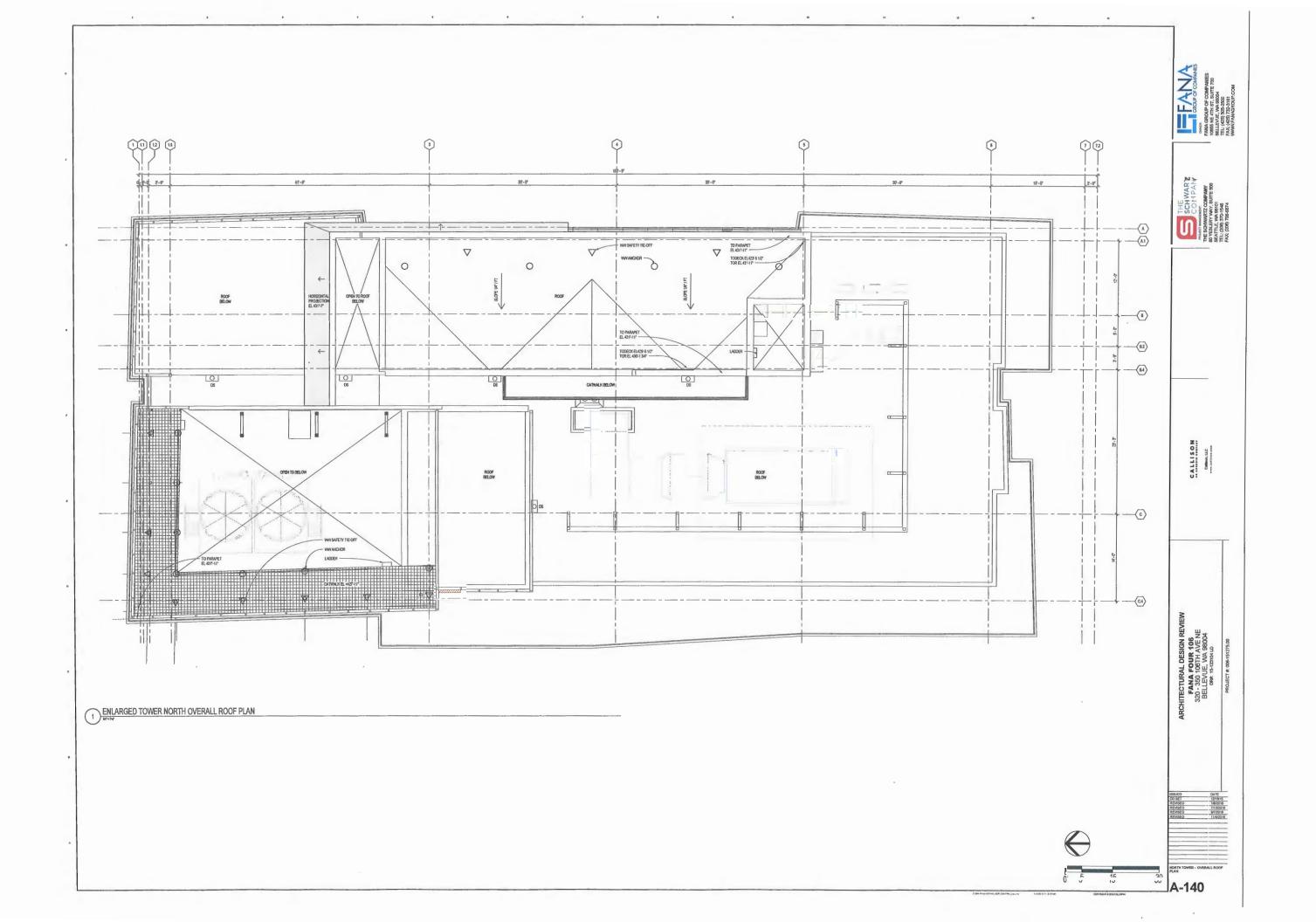


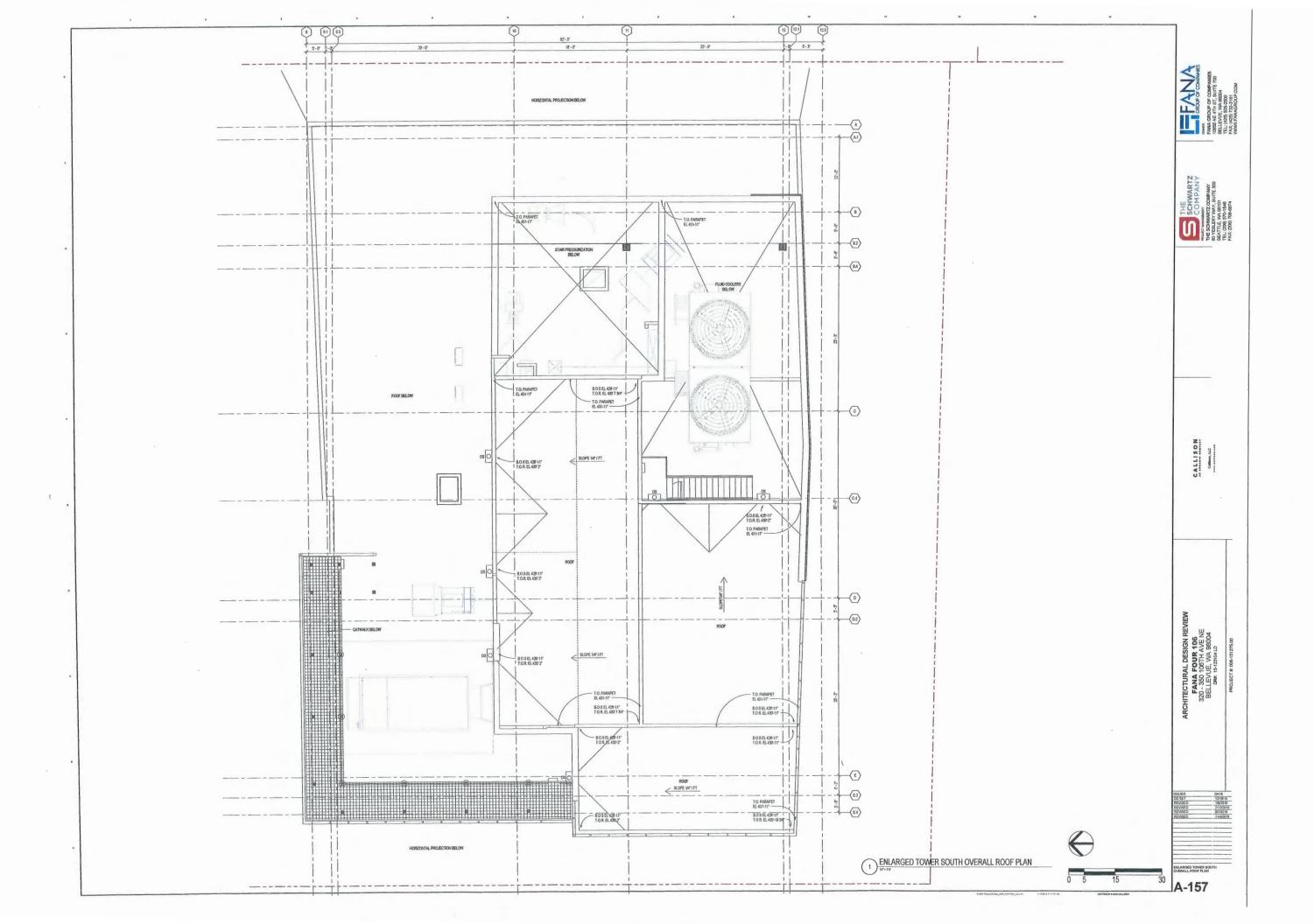


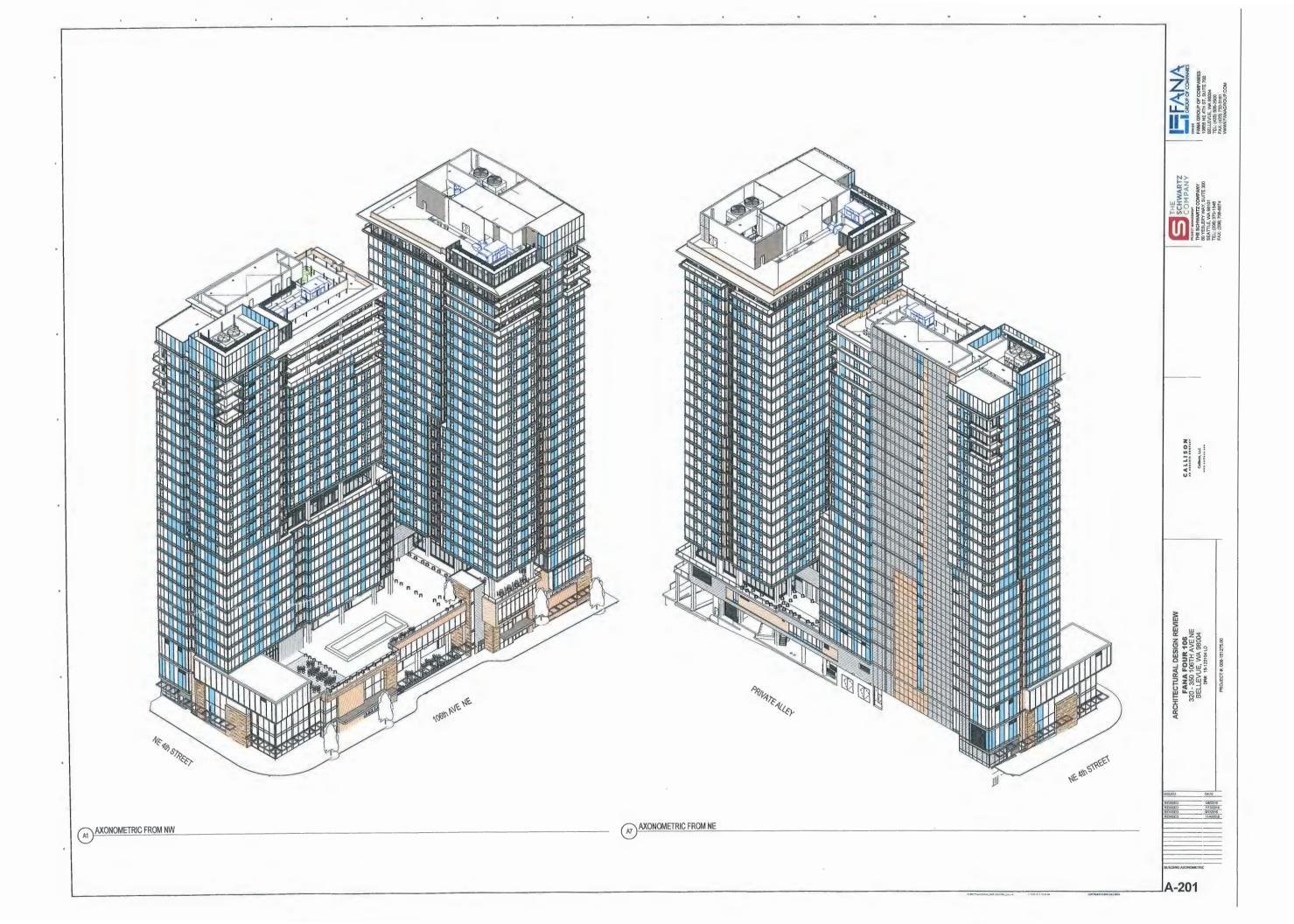


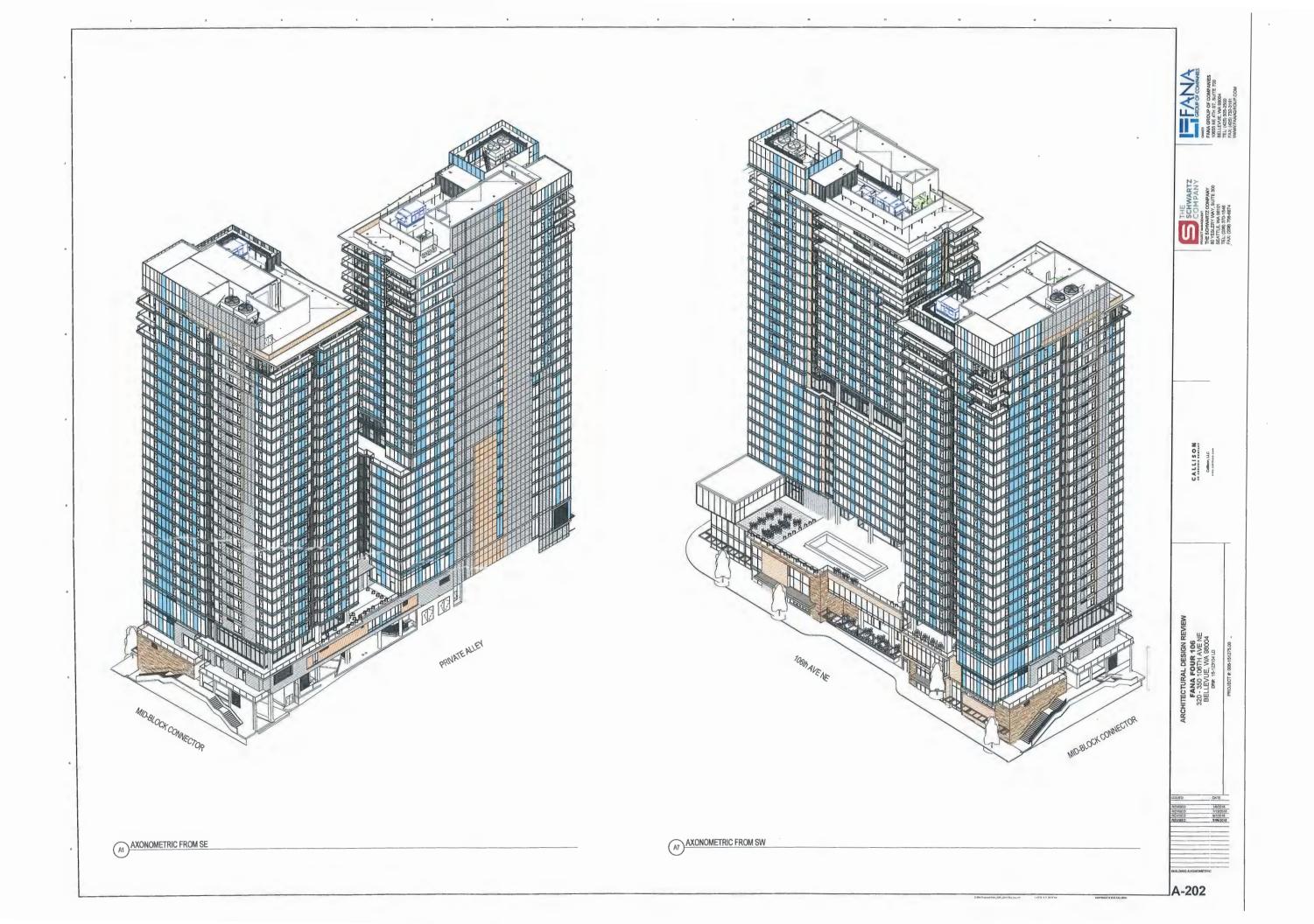


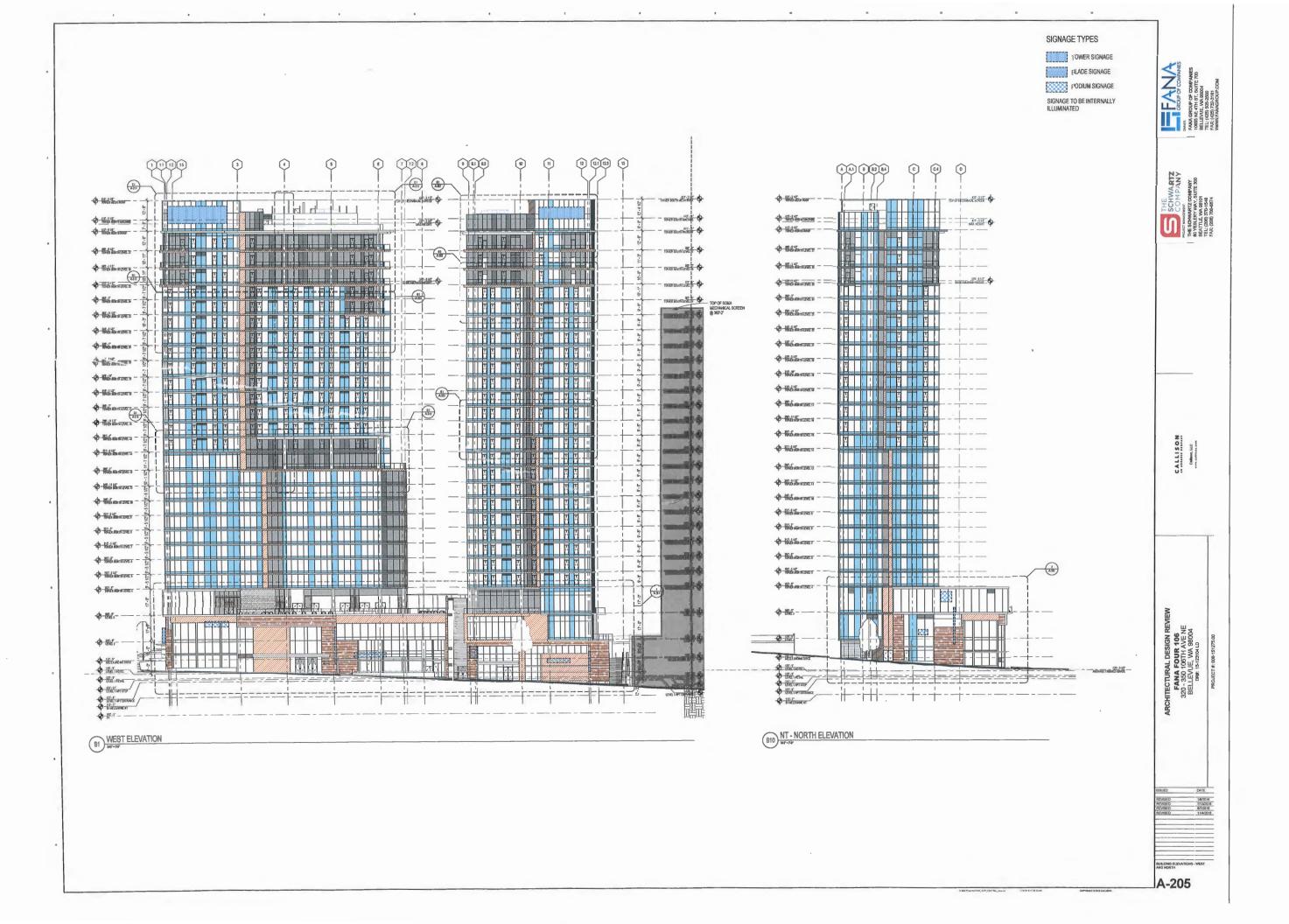


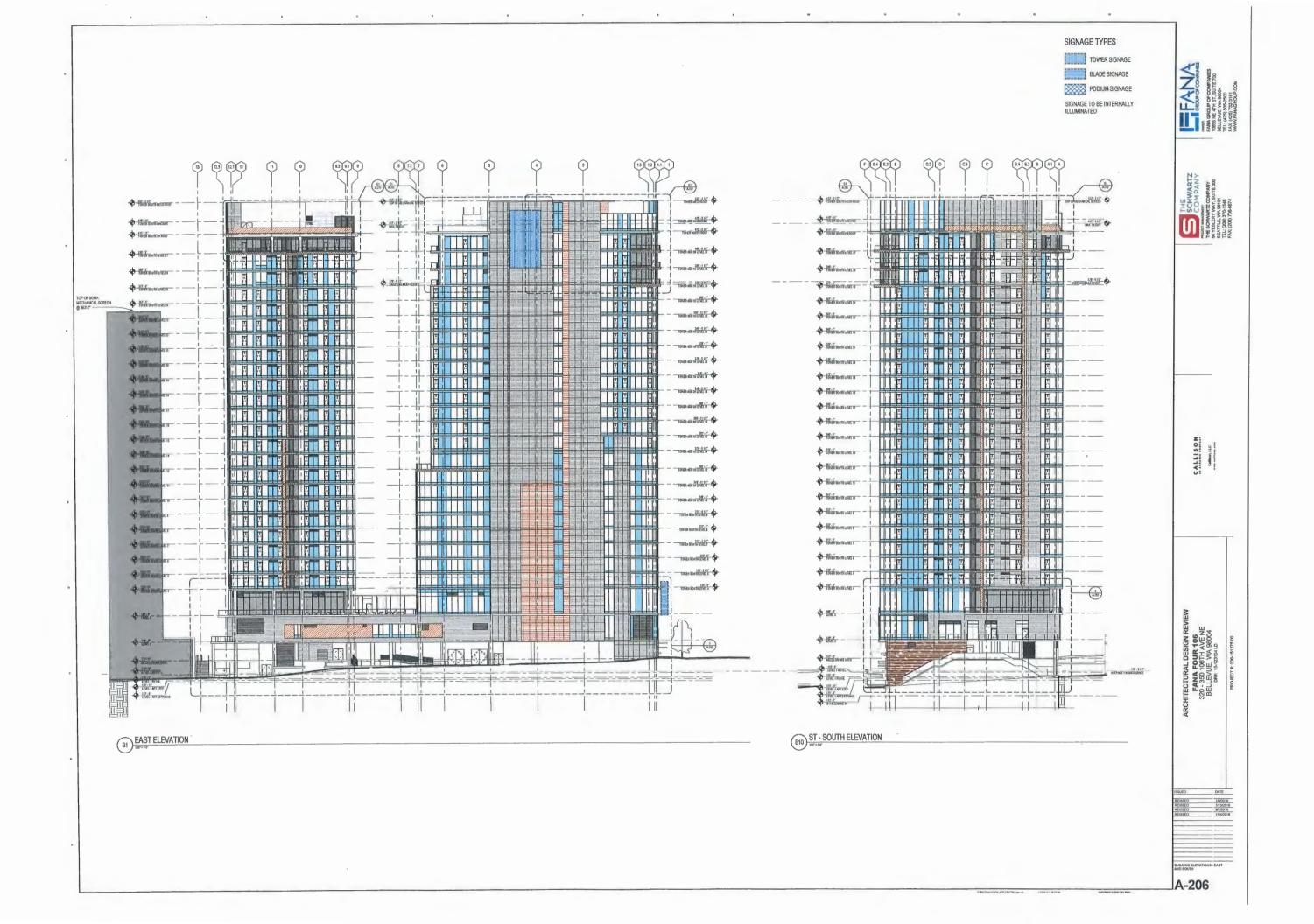




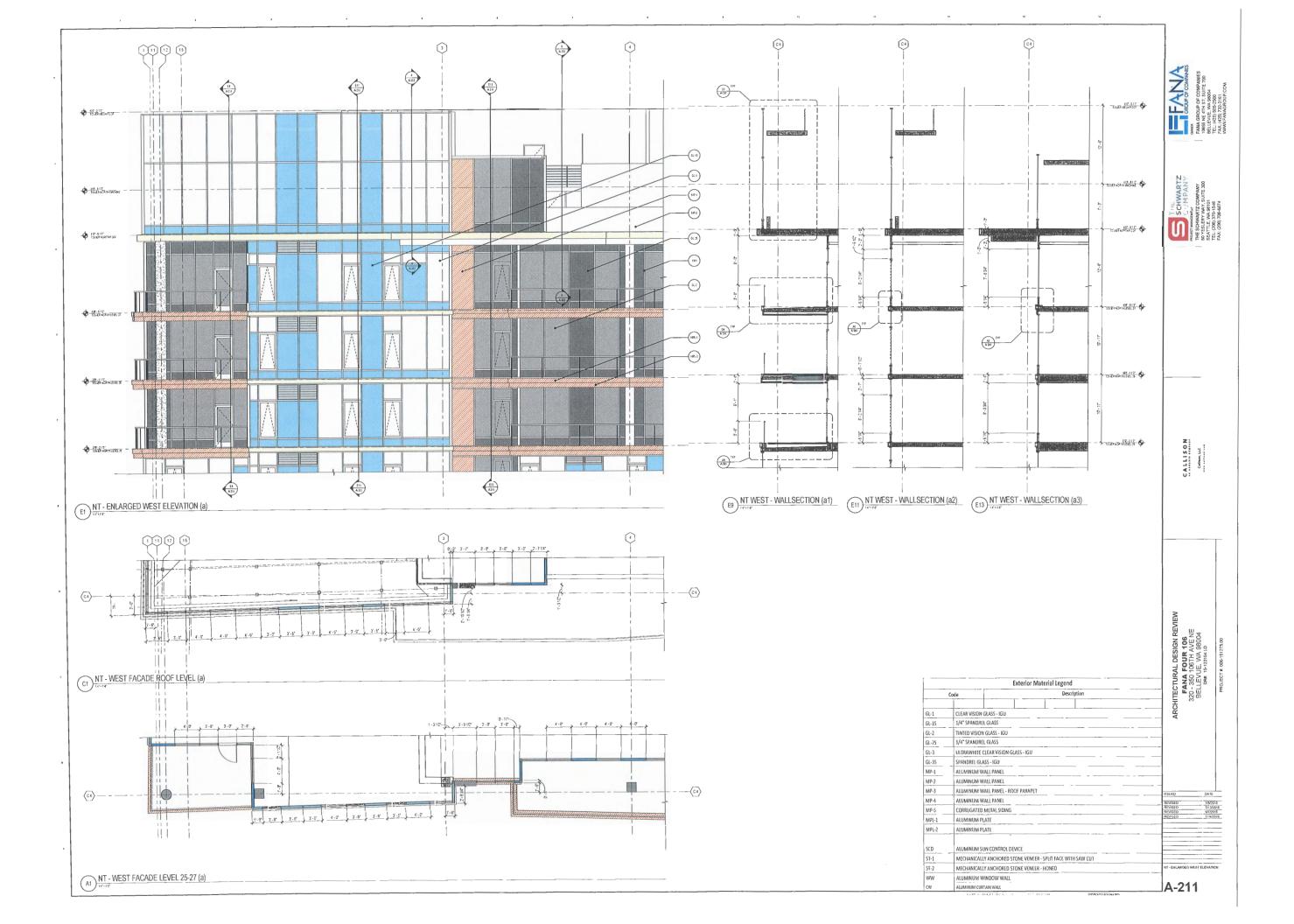


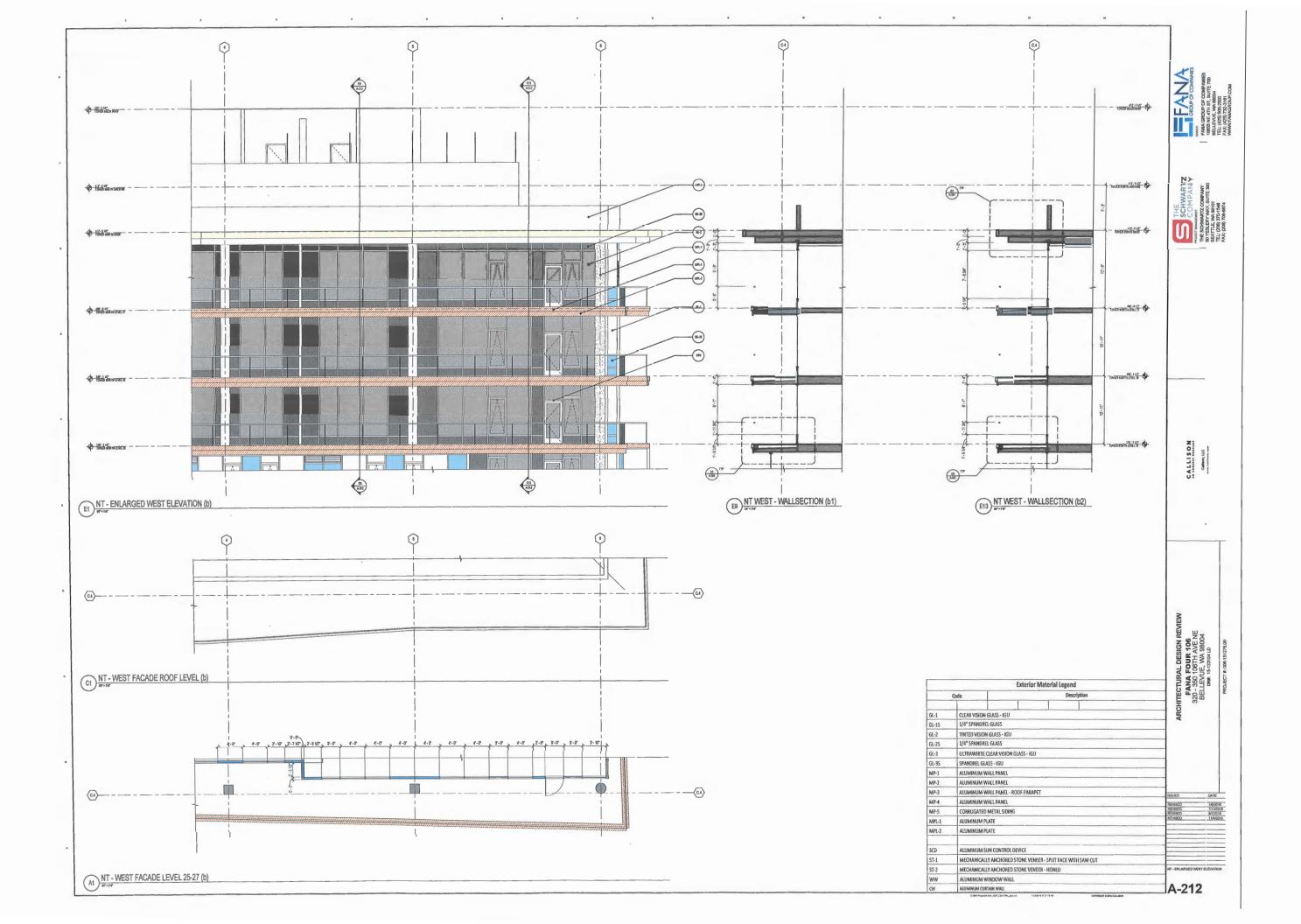


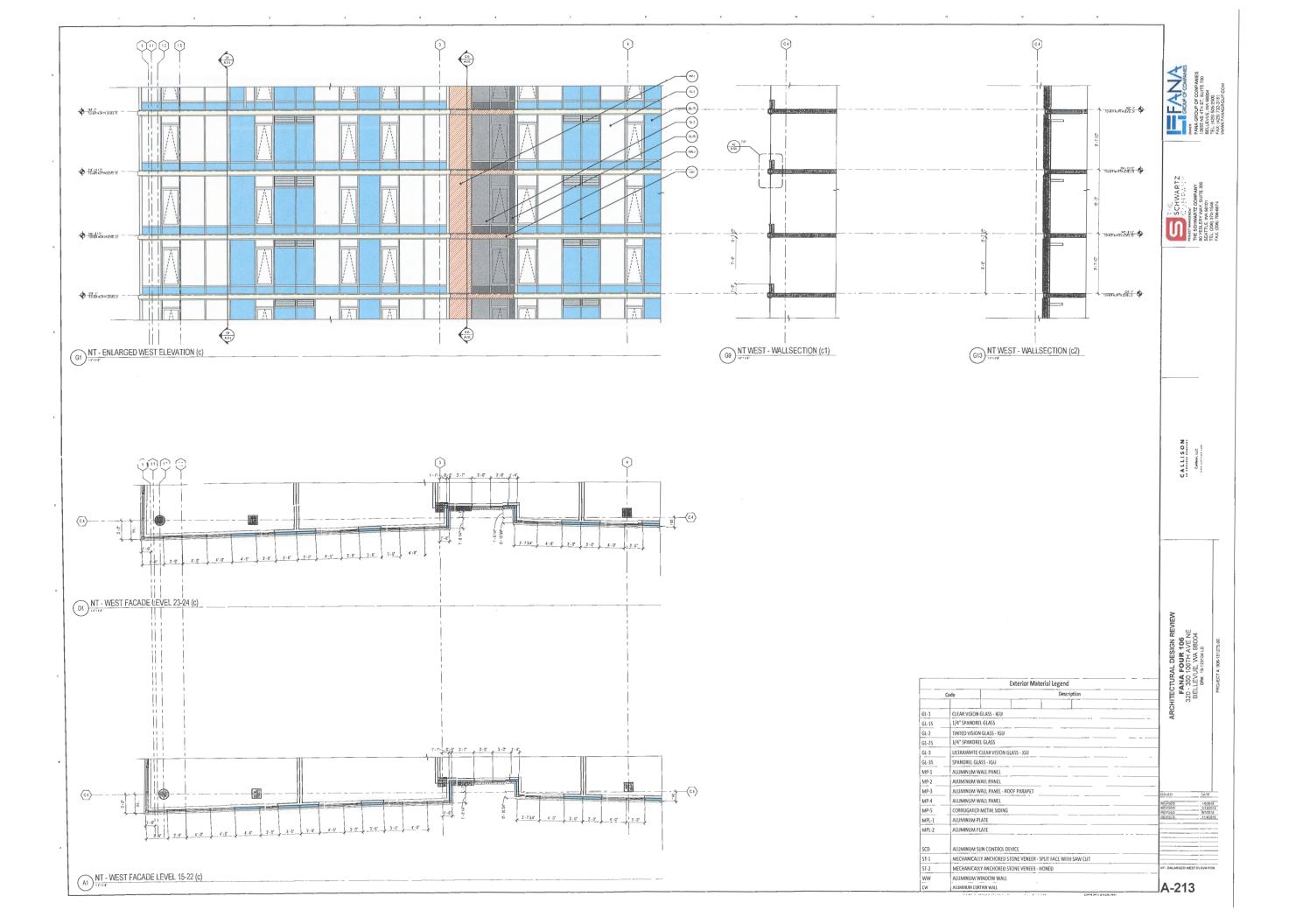


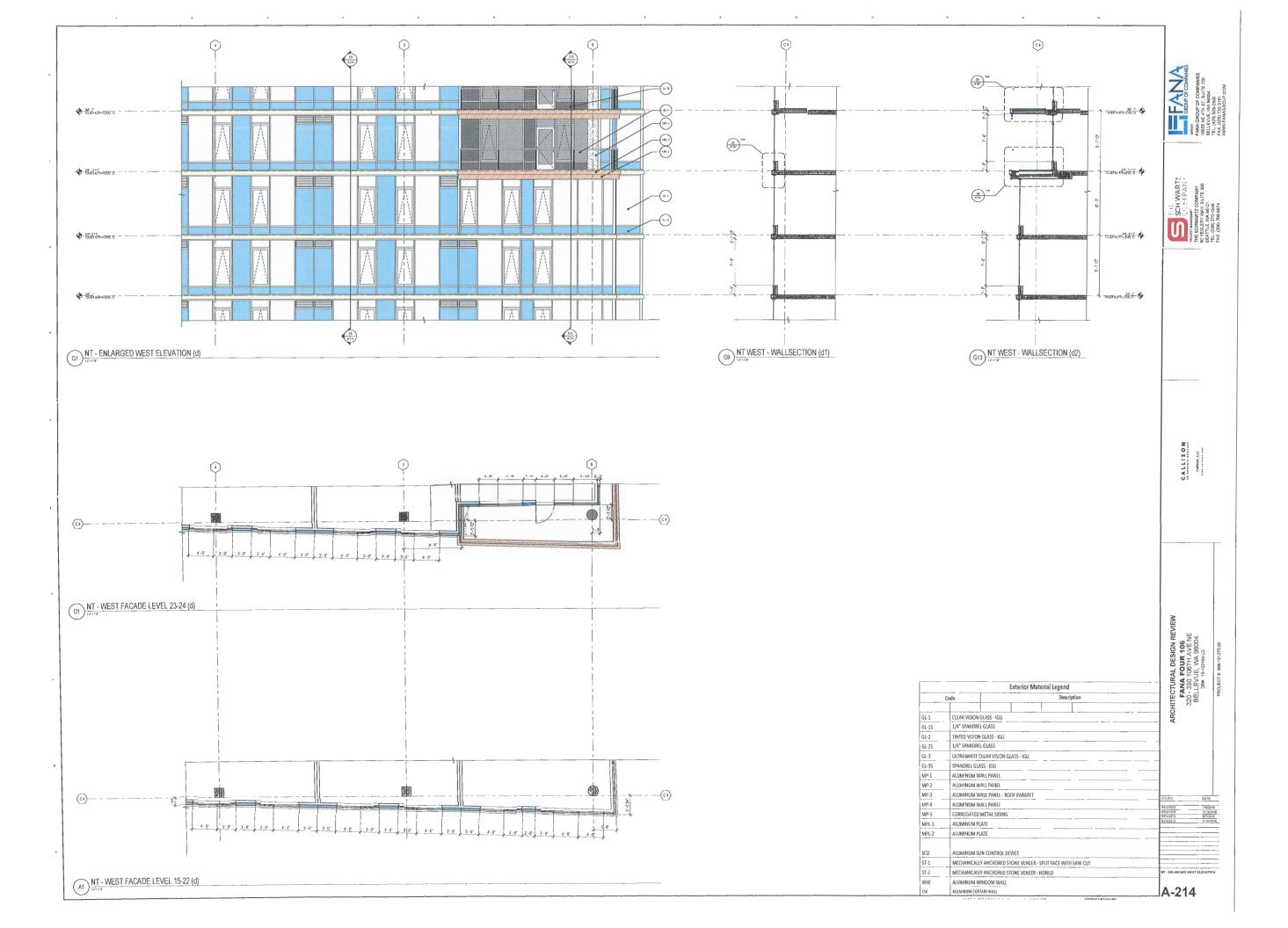


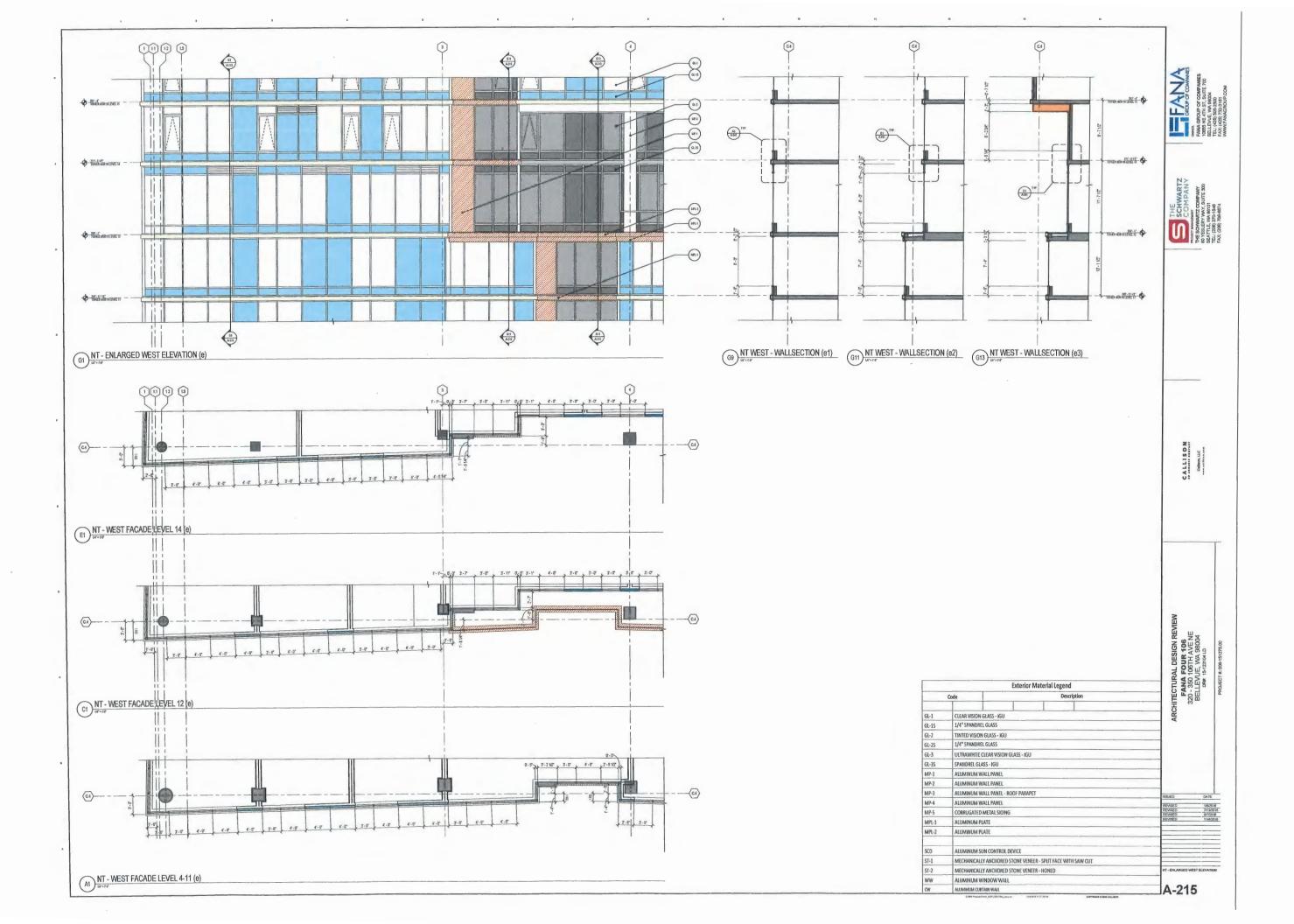


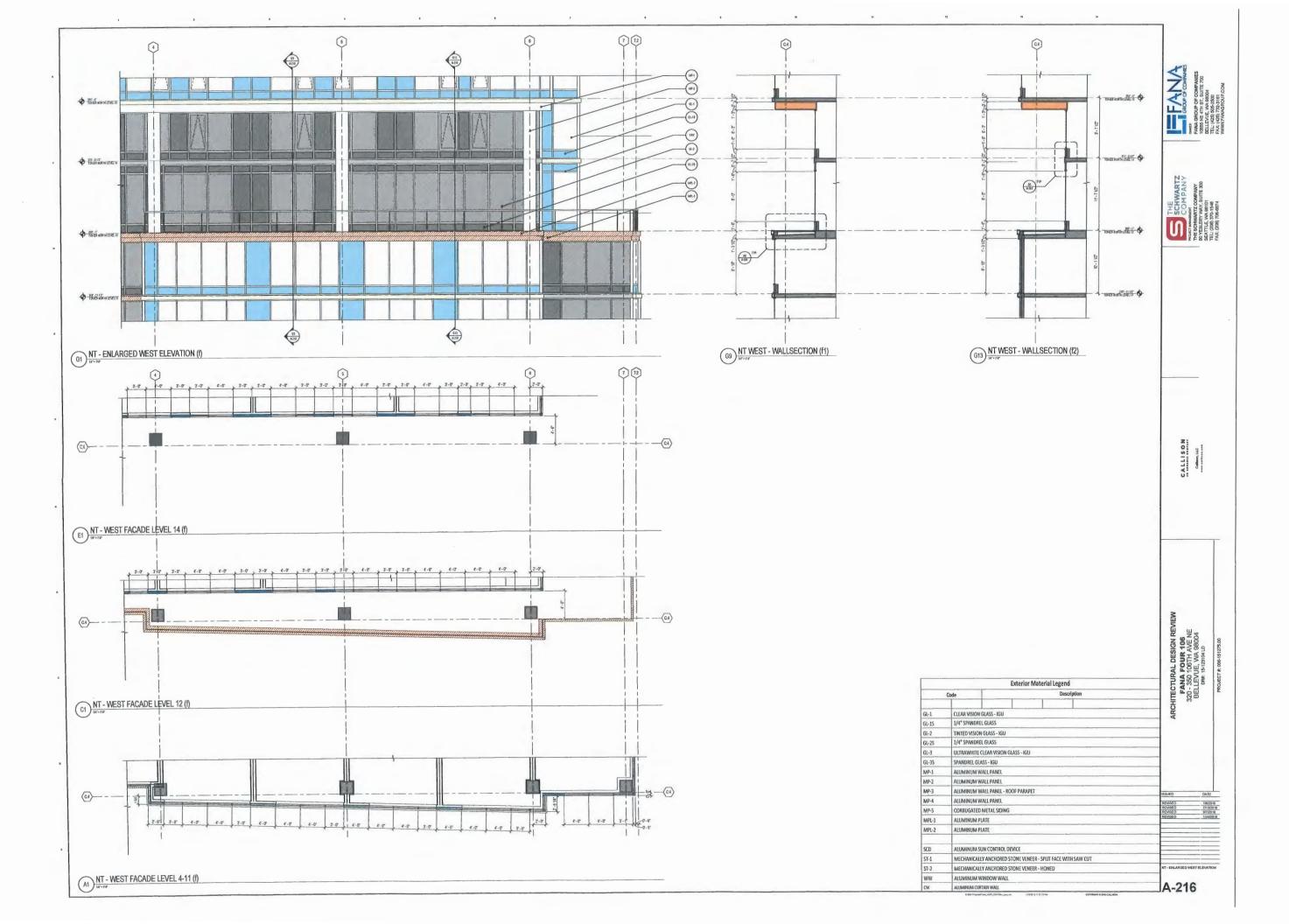


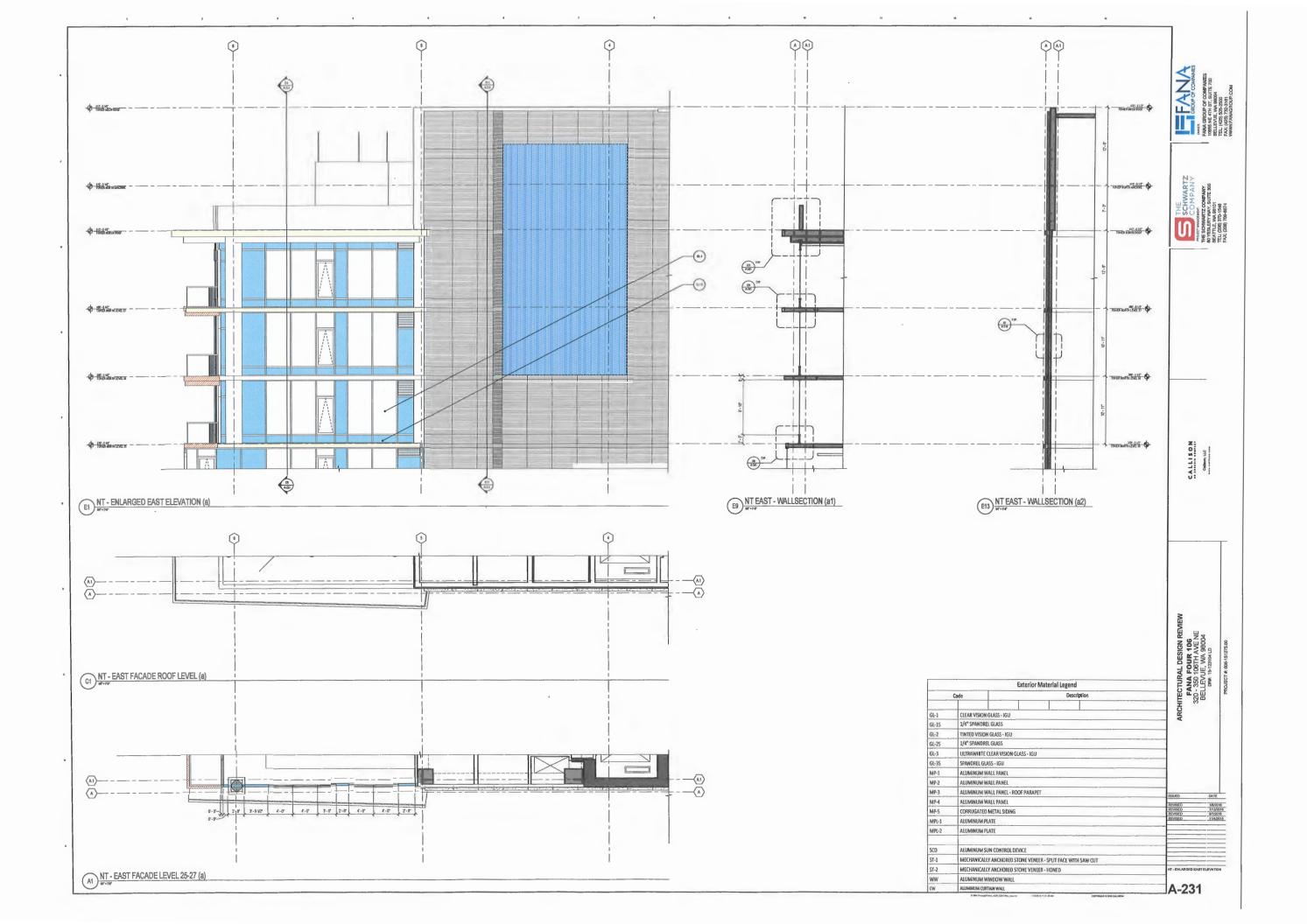


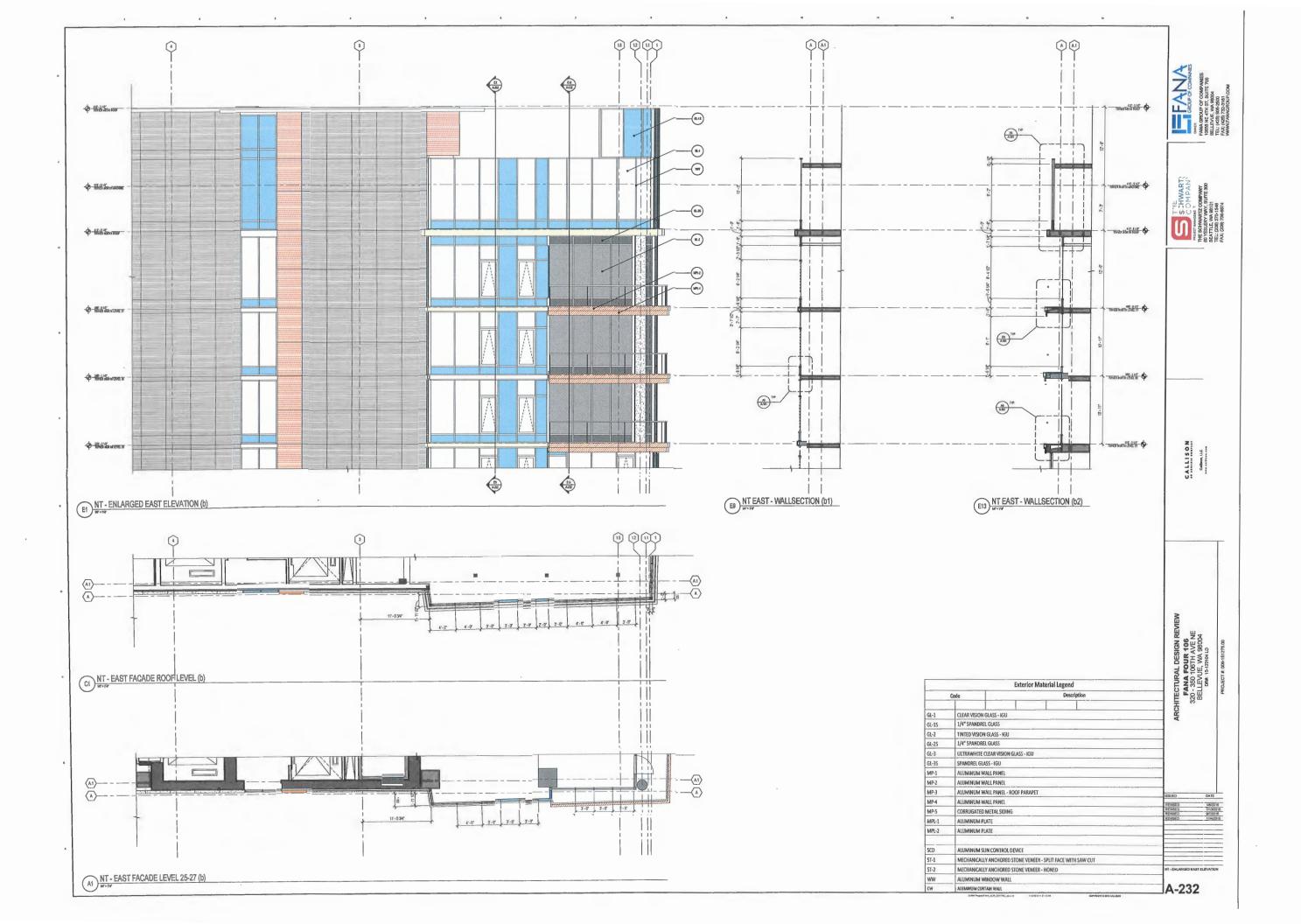


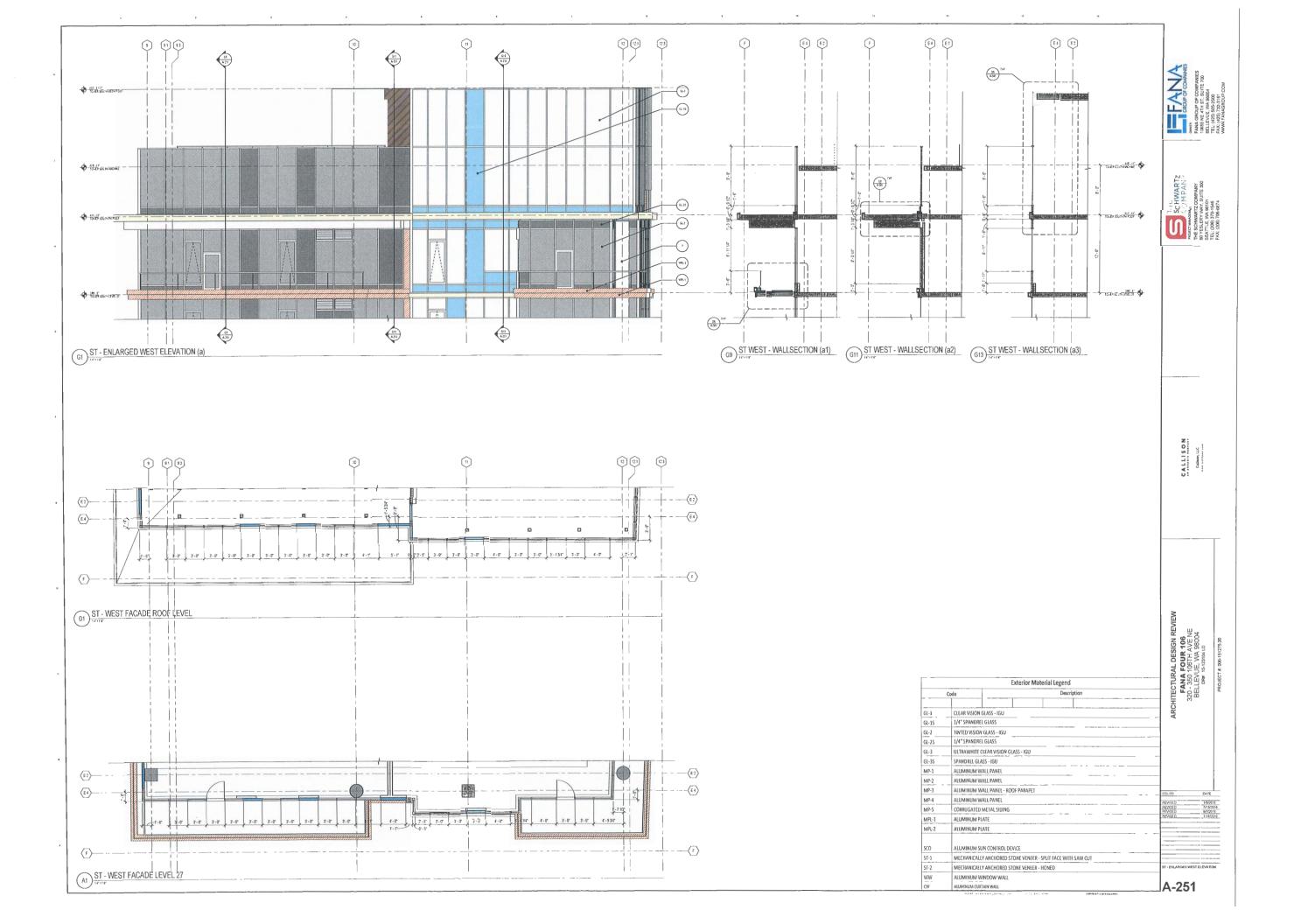


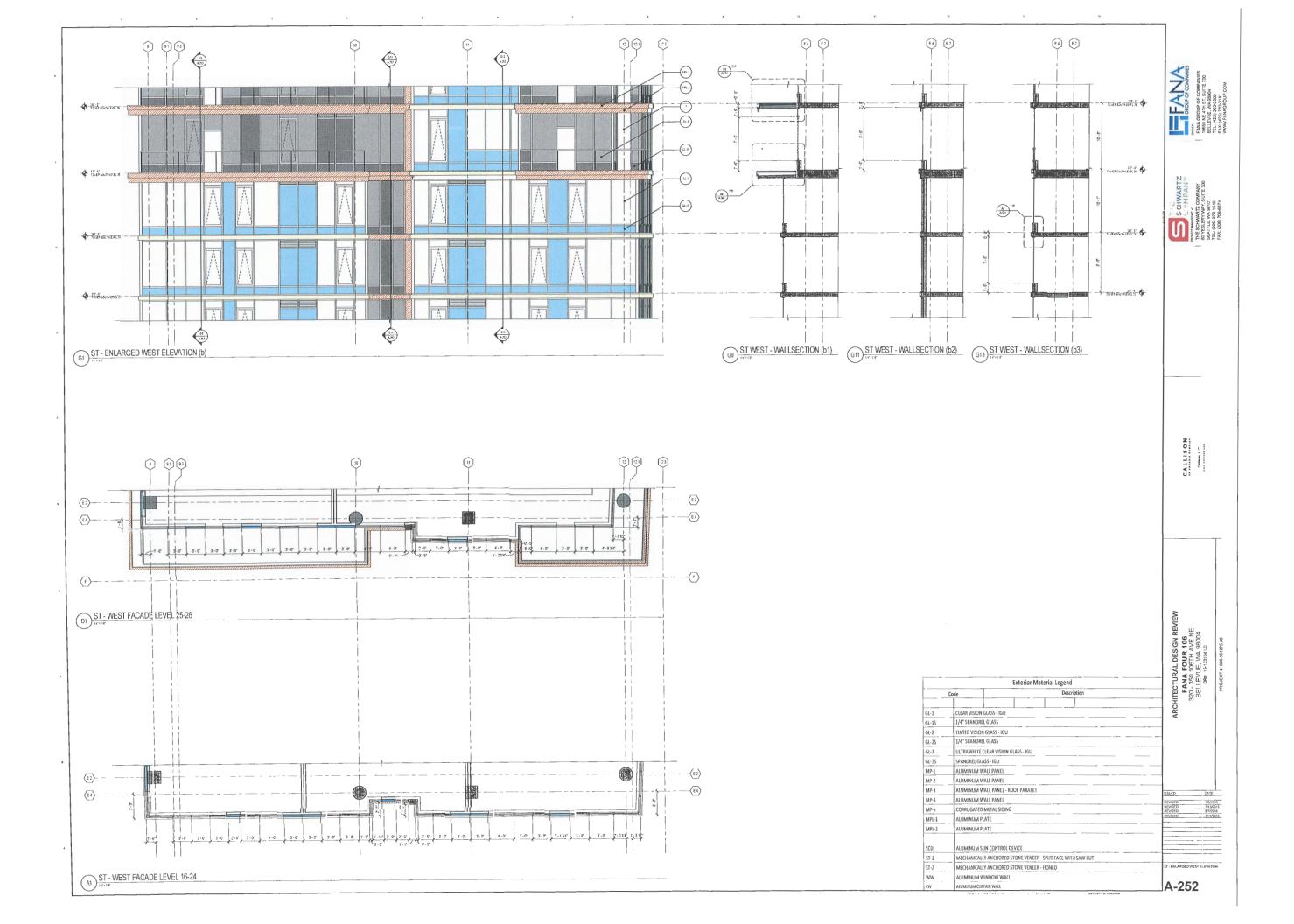


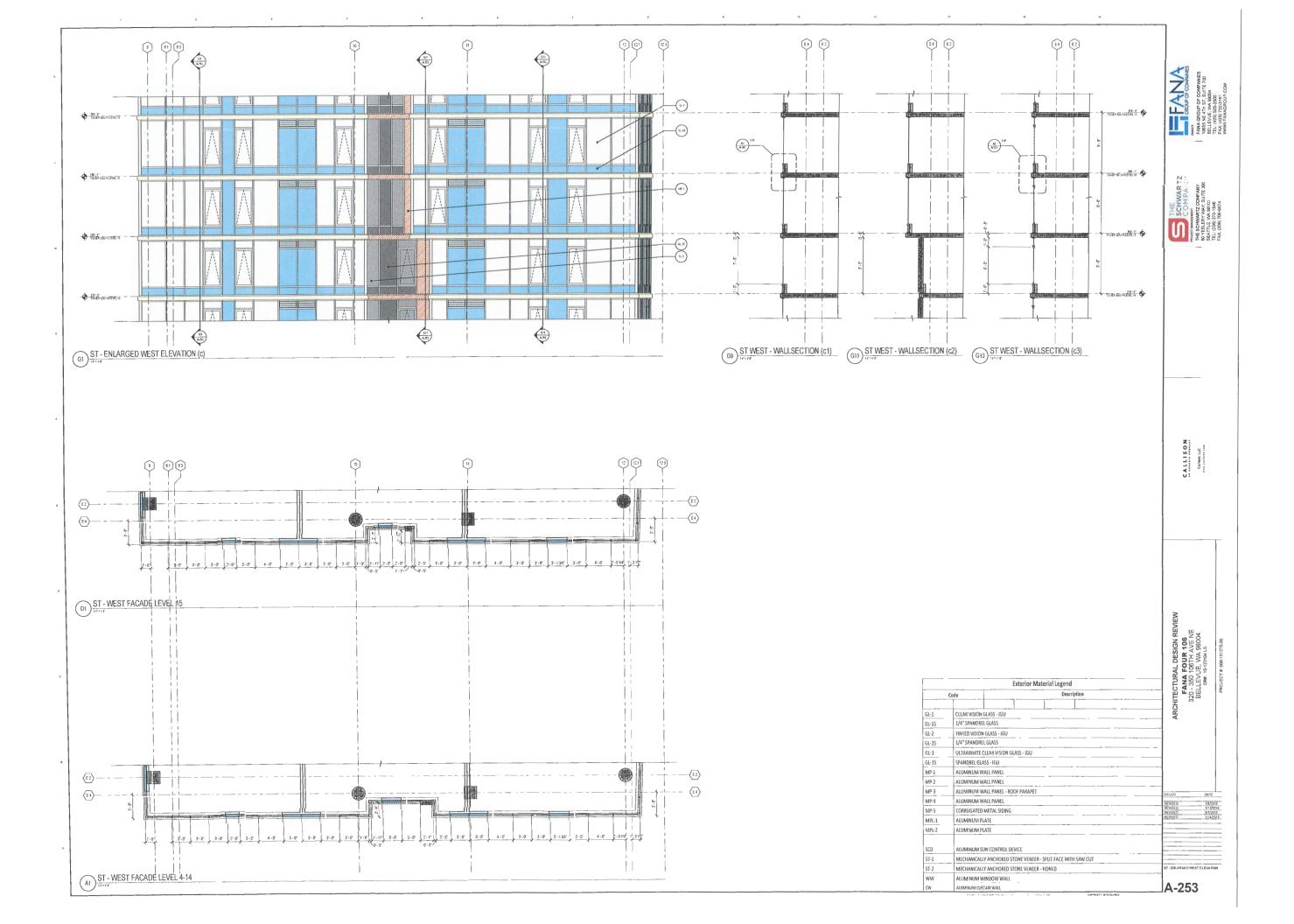


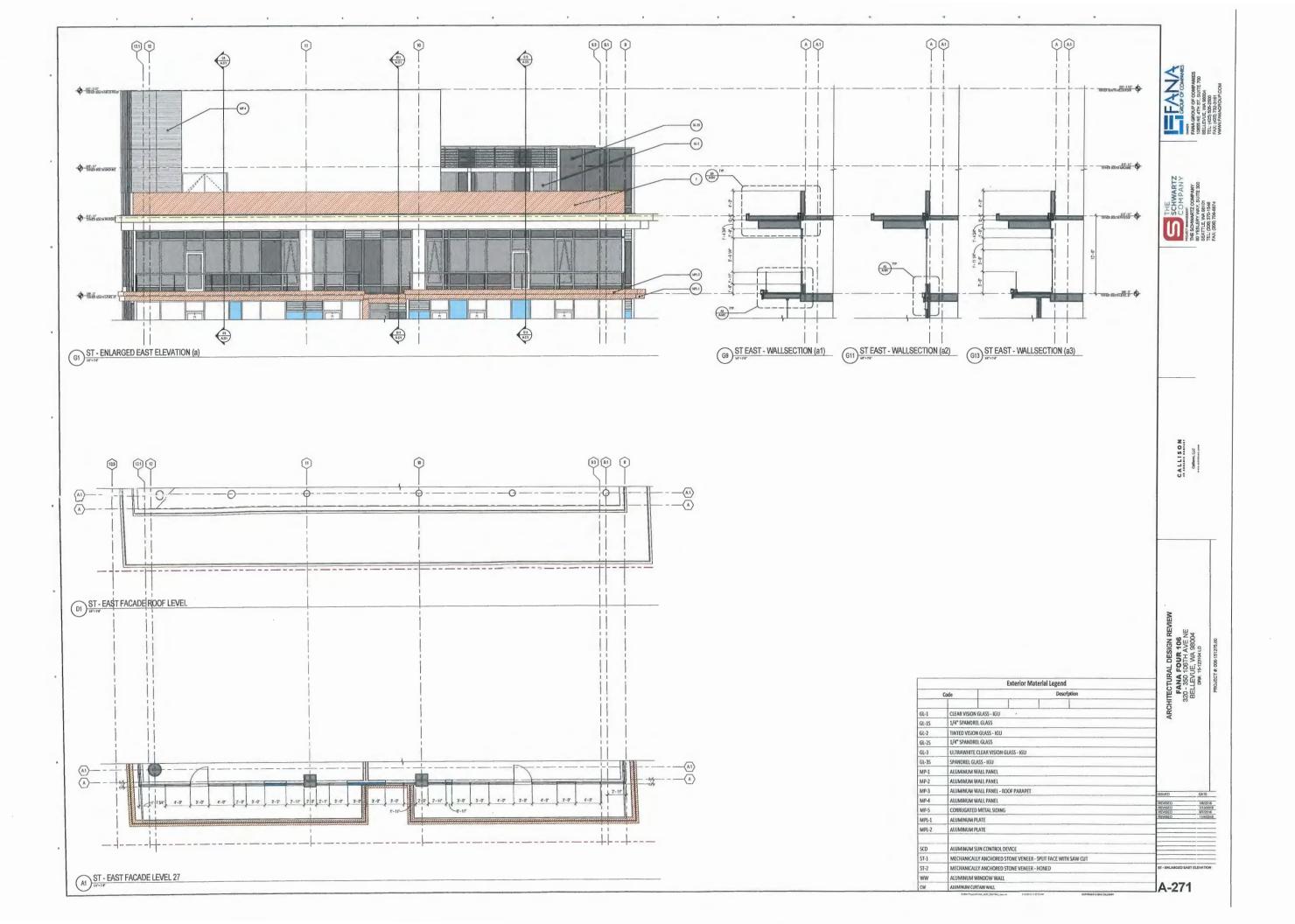




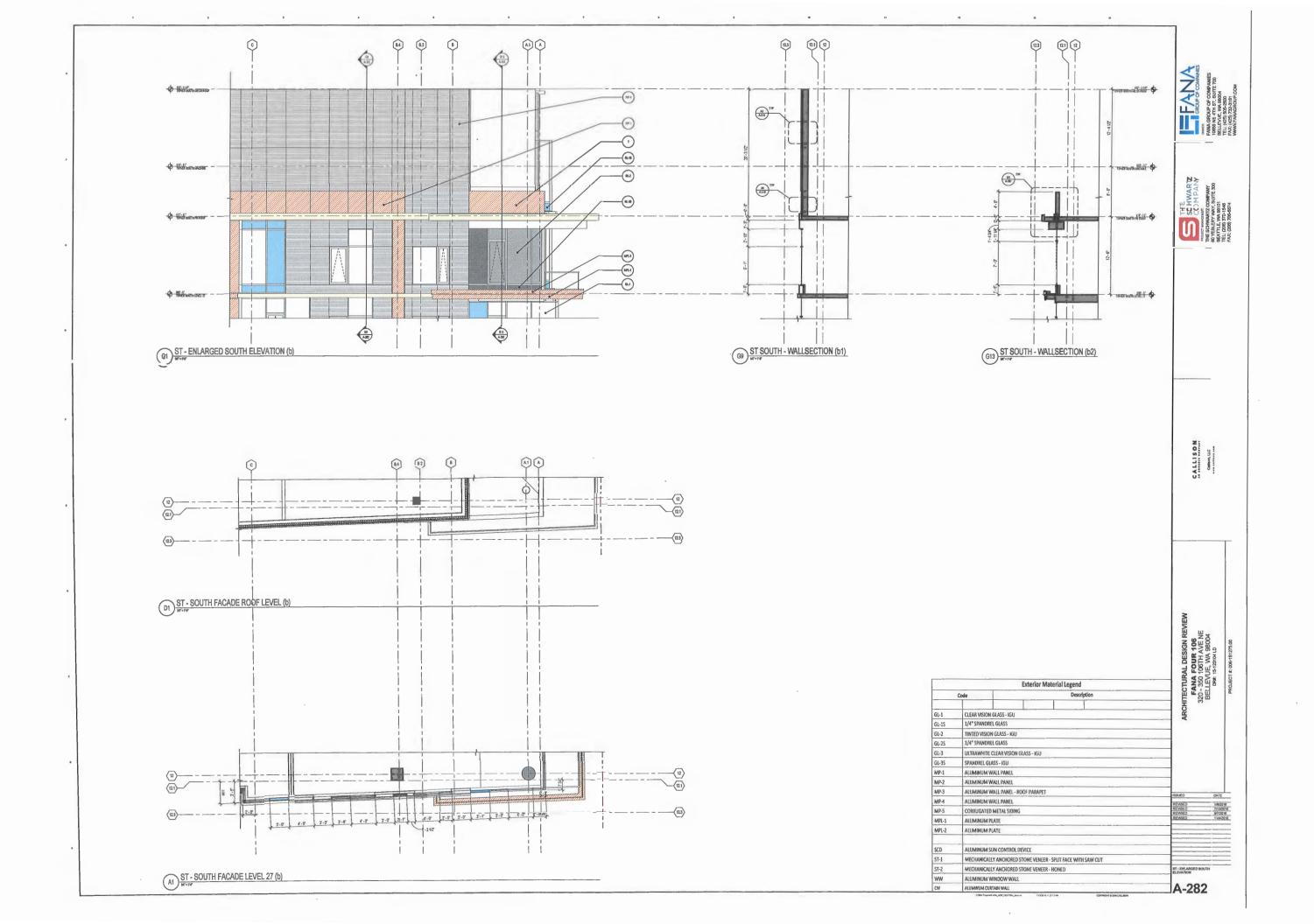






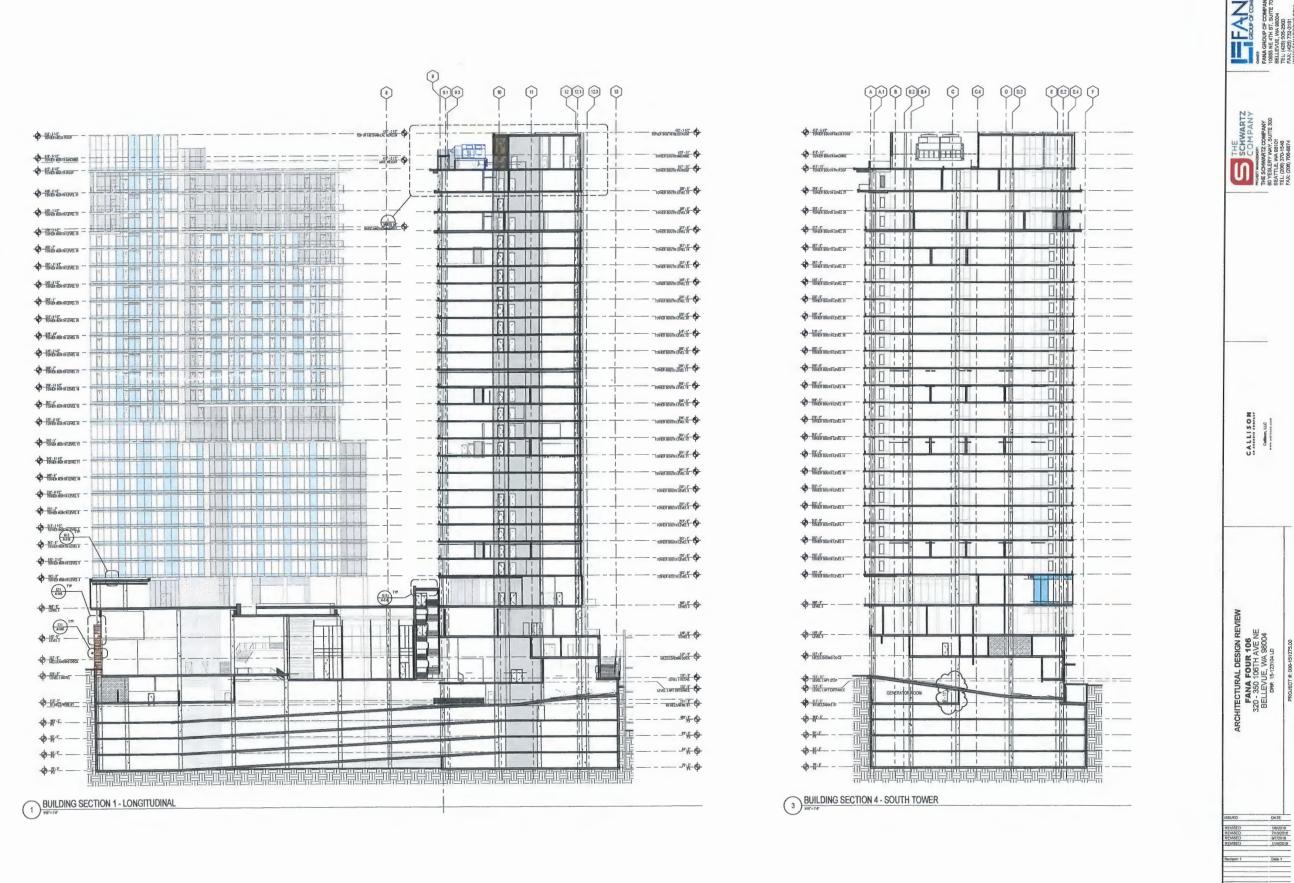












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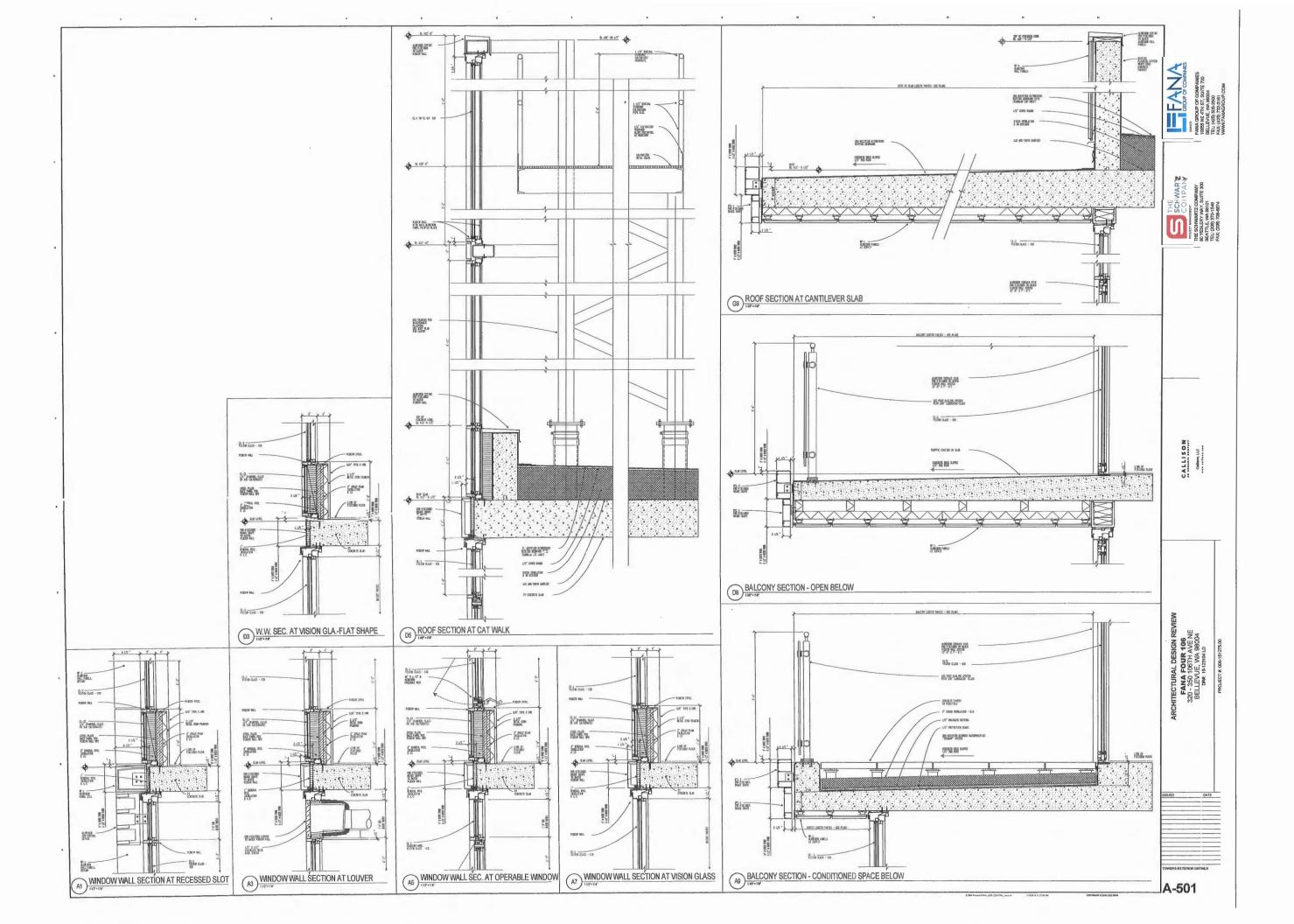
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ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 360 106TH AVE NE
BELLEVUE, WA 86004
Der 15-123104 LD
PROJECT #: 006-181725.00



				EXTERIOR F	INISH SCHEDULE			
MATERIAL NO.	SAMPLE	NAME	TYPE	FINISH/COLOR	SIZE (MM)	LOCATION	CONTACT	NOTES
GL-1		VISION GLASS	AG 50 (2) ON CLEAR + CLEAR GLASS INSULATED UNIT	LIGHT SILVER	1" (24MM) OVERALL - 114" CLEAR (AG 50 CN # 2) + 1/2" AR GAP + 114" CLEAR	NORTH AND SOUTH TOWERS FACADES AS NOTED ON DRAWINGS	GUARDIAN INDUSTRIES CORP- CONTACT: BELL COADY (425)-823- 8514	-
GL-18		SPANDREL GLASS	MONOLITHIC SPANDREL GLASS OR AG 50 (2) ON CLEAR + BPANDREL GLASS INSULATED UNIT	WARM GRAY FRIT	134" CLEAR WITH FUEL COVERAGE WARM GRAY FRIT ON \$2 OR 1" (2MM)) OVERALL, 131" CLEAR (AO 50 OM \$2" + 10" AR GAP + 14" CLEAR WITH FUEL COVERAGE WARM GRAY FRIT ON \$4	NORTH AND SOUTH TOWERS FACADES AS NOTED ON DRAWINGS	GUARDIAN INDUSTRIES CORP- CONTACT: BRL COADY (425)-823- 6514	-
QL-2		VISION GLASS	SN 88 (2) ON CRYSTAL GRAY + CLEAR GLASS INSULATED URST	LIGHT GRAY	1" (24MM) OVERALL- 1/4" CRYSTAL GRAY (SN 68 ON #2) + 1/2" AIR GAP + 1/4" CLEAR	NORTH AND SOUTH . TOWERS FACADES AS NOTED ON DRAWINGS	GUARDIAN WOUSTRES CORP- CONTACT: BILL CDADY (426)-823- 5514	-
GL-25		SPANDREL GLASS	MONOLITHIC SPANDREL DLASS OR SN 86 (2) ON CRYSTAL GRAY + SPANDREL GLASS INSULATED UNIT	WARM GRAY FRIT	14" CLEAR WITH FULL COVERAGE WARM GRAY FRIT ON # 2 OR 1" (24MM) OVERALL: 14" CRYSTAL GRAY (SIN BO IN # 2) + 11" CAR GAP + 14" CLEAR WITH FULL COVERAGE WARM GRAY FRIT ON #4	NORTH AND SOUTH TOWERS FACADES AS NOTED ON DRAWINGS	GUARDIAN INDUSTRIES CORP- CONTACT: BLL COADY (426) 823- 8614	-
GL-3	THE STATE OF THE S	VISION GLASS	SN 68 (2) ON ULTRAWHITE + ULTRA WHITE INSULATED UNIT	ULTRA CLEAR	1" (24MA) OVERALL - 1/4" ULTRAWHITE (8M 68 ON # 2) + 1/2" AIR QAP + 1/4" ULTRAWHITE	AT PODIUM AS NOTED ON DRAWINGS	GUARDIAN BIDUSTRES CORP- CONTACT: BRL COADY (426)-823- 6614	-
ĞL-3S	Emeral Control	SPANDREL GLASS	SN 68 (2) ON ULTRAWHITE + SPANDREL GLASS INSULATED UNIT	WARM GRAY FRIT	1° (24MM) OVERALL: 1/4° ULTRAWHITE (8N 85 OH 8 2) + 1/2° AR GAP + 1/4° ULTRAWHITE WITH FULL COVERAGE WARM GRAY FRIT ON 84	AT PODIUM AS NOTED ON DRAWINGS	GUARDIAN PIDUSTRES CORP- CONTACT: BILL COADY (428)-823- 8614	-
GL-3 (ALTERNATE)		VISION GLASS	VE 24-2M (2) ON OPTIWHITE HS + OPTIWHITE HS GLASS BYSULATED UNIT	ULTRA CLEAR	1° (25.2 MM) OVERALL- 1/4° OPTIWHITE HS (VE 24.2M ON 8.2) + 1/2° AR GAP + 1/4° OPTIWHITE HS	AT PODIJM AS NOTED ON DRAWINGS	VIRACON - CONTACT: JANDA BAUMAN (360) 281-5793	**
GL-3S (ALTERNATE)		SPANDREL GLASS	VE 24 -2M (2) ON OPTIVIHITE HS + SPANDREL GLASS INSULATED UNIT	WARM GRAY	1° (25.2 MM) OVERALL: 14° OPTIVHTE HS (VE.2-2M ON 8.2) + 12° JAR OA 9.1 + 14" OPTIVHTE HS WITH VS33-WARM GRAY VIRASPAN OH 84	AT PODIUM AS NOTED ON DRAWINGS	VIRACON - CONTACT: JANDA BAUMAN (360) 281-5793	-
TONE \$T-1		MECHANICALLY ANCHORED STONE VENEER	SMÖKE -LIMESTONE	WARM GRAY WITH RED ACCENTS	24" H x 45" L x 3 GM THICK (NOMINAL)	AT PODIUM AS NOTED ON DRAWINGS	ARCHITECTURAL STONE AND TILE - CONTACT: MARK CHACON (208) 257- 5508	
6T-1 (ALTERNATE)		MECHANICALLY ANCHORED STONE VEHEER	ST BLUE - LIMESTONE	COOL GRAY	MECHAN 24" H x 48" L x 3 CM THICK (NOMPRAL)	AT PODIUM AS NOTED ON DRAWINGS	ARCHITECTURAL STONE AND TILE - CONTACT: MARK CHACON (206) 257- 5508	
ST-2		MECHANICALLY ANCHORED STONE VENEER	SMOKE -LIMESTONE	WARM GRAY WITH RED ACCENTS - HONED	24" H x 6" L x 3 CM THICK (NOMBIAL)	AT PODIUM CURTAIN WALL JAMBHEAD RETURNS AS NOTED ON DRAWINGS	ARCHITECTURAL STONE AND THE CONTACT: MARK CHACON (206) 257- 5606	
ST-2 (ALTERNATE)		MECHANICALLY ANCHORED STONE VENEER	ST BLUE - LIMESTONE	COOL GRAY - HONED	24" H x 6" L x 3 GM THICK (NOMBRAL)	AT PODIUM CURTAIN WALL JAMBHEAD RETURNS AS NOTED ON DRAWINGS	ARCHITECTURAL STONE AND TILE - CONTACT: MARK CHACON (206) 287- 5508	
ETAL MP-1		ALUMINUM WALL PANEL	DRI-DESKIN - PRESSURE EQUALIZED RAIN- SCREEN	DNP GALDED RUSTED, # VL01-2 - PURE + FREEFORM	180	AT TOWERS AND PODIUM FACADES AS INDICATED ON DRAWNOS, EXTERIOR SOFFITS AT LEVELS 3. 12. BALCONES AND ROOF CANTILEVER SLABS	ARCHITECTURAL METAL SOLUTIONS - CONTACT: TOM LALLY (960) \$25-2494	\$ 63.00 / 6F INCLUDES PANEL FREIGHT, CRATE, TRIM AND SHOP DRAWINGS
MP-1 (ALTERNATE)		ALUMINUM WALL PANEL	DRI-DESKIN - PRESSURE EQUALIZED RANI- SCREEN	DRI-DESIGN 18 -9970 Rust + LGLS - MK RUST	TBD	AT TOWERS AND PODUM FACADES AS SHOICATED ON DRAWINGS, EXTERIOR SOFFITS AT LEVELS 3, 12. BALCONIES AND ROOF CANTILEVER SLABS	ARCHITECTURAL METAL SOLUTIONS - CONTACT: TOM LALLY (360) 825-2404	\$35.00 / SF INCLUDES PANEL, FREIGHT, CRATE, TRIM AND SHOP DRAWINGS
MP-2		ALUMINUM WALL PANEL	DNP METAL SHEET	ONP ARMOURED STEEL - PURE + FREEFORM	TBD	AT PODRUM FACADES AND NORTH TOWER EAST FAÇADE CONCRETE CORE	ARCHITECTURAL METAL SOLUTIONS - CONTACT: TOM LALLY (960) 825-2404	-

-					EXTERIOR FINIS	SH SCHEDOLE			
	MATERIAL NO.	SAMPLE	NAME	TYPE	FINISH/COLOR	SIZE (MM)	LOCATION	CONTACT	NOTES
	MP-3	TBO	ALUMINUM WALL PANEL	DRI-DESIGN- TO MATCH ARCHITECT COLOR BAMPLE	TBO	TBO	AT ROOF PARAPET	ARCHITECTURAL METAL SOLUTIONS - CONTACT: TOM LALLY (380) 825-2404	COLOR TO MATCH GL-28 - WAR GRAY FRIT
	MP- 4		ALUMINUM WALL PANEL	DRI-DESIGN - PRESSURE EQUALIZED RAIN- SCREEN	DNP FROZEN HAIRLINE. # CM02 - PURE + FREEFORM	OST	EAST FACADES CONCRETE CORE IN LIEU OF PC-1 MINERAL FISER CEMENT SIDING	ARCHITECTURAL METAL SOLUTIONS - CONTACT: TOM LALLY (360) 625-2404	\$ 63.00 ++-/ SF INCLUDES PANE FREIGHT, CRATE, TRIM AND SHO DRAWINGS
	MP-8	160	CORRUGATED METAL SIDING	ÁÉP SPAN - MFR STANDARD COLOR SELECTED BY ARCHITECT	HR-36 PANEL AT MECHANICAL ROOMS TBO AT SCREEN WALLS	TBD	AT ROOF MECHANICAL ROOMS AND SCREEN WALLS		
	MPL-1		METAL PLATE	DNP-METAL SHEET	DNP GEDEO RUSTED, 8 VLD1-2 - PURE + FREEFORM	T80	CONCRETE COLUMNS WRAPS, BRANE SHAPES AT EDGE OF SLASS AND MAIN ENTRY CANOPIES PERIMETER TRIM	ARCHITECTURAL METAL SOLUTIONS - CONTACT, TOM LALLY (300) 825-2404	-
	MPL-1 (ALTERNATE)		MÉTAL PLATE	DRI-DESIGN - METAL GHEET	DRI-DESIGN 18 4970 Ruel + LGLS - MK RUST	TBD	CONCRÈTE COLUMNS WRAPS, BRAKE SHAPES AT EDOB OF SLABS AND MAIN ENTRY CANOPIES PERIMETER TRIM	ARCHITECTURAL METAL SOLUTIONS - CONTACT; TOM LALLY (360) 825-2404	-
	MPL-2		METAL PLATE	DNP METAL SHEET	ONP ARMOURED STEEL - PURE + FREEFORM	ŤBD	POOL BAR - HEAD AND SRL "O" CHANNEL, BRAKE SHAPES AT EDGE OF SLABS AND MAN ENTRY CANDRES PERMETER TRIM	ARCHITECTURAL MEYAL SOLUTIONS - CONTACT: TOM LAILY (360) 825-2404	-

CALLISON AL ALLES ON CAMENA LLC ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 380 106TH AVE NE
BELLEVUE, WA 98004
DR: 15123104 LD
PROBECT & PARABETTE





VIEW FROM CORNER OF NE 4TH ST AND 106TH AVE NE -LOOKING SOUTH



VIEW FROM 106TH AVE NE - LOOKING EAST

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CHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 350 106TH AVE NE
BELLEVIE, WA 98004

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HOTEL DROP-OFF - LOOKING EAST



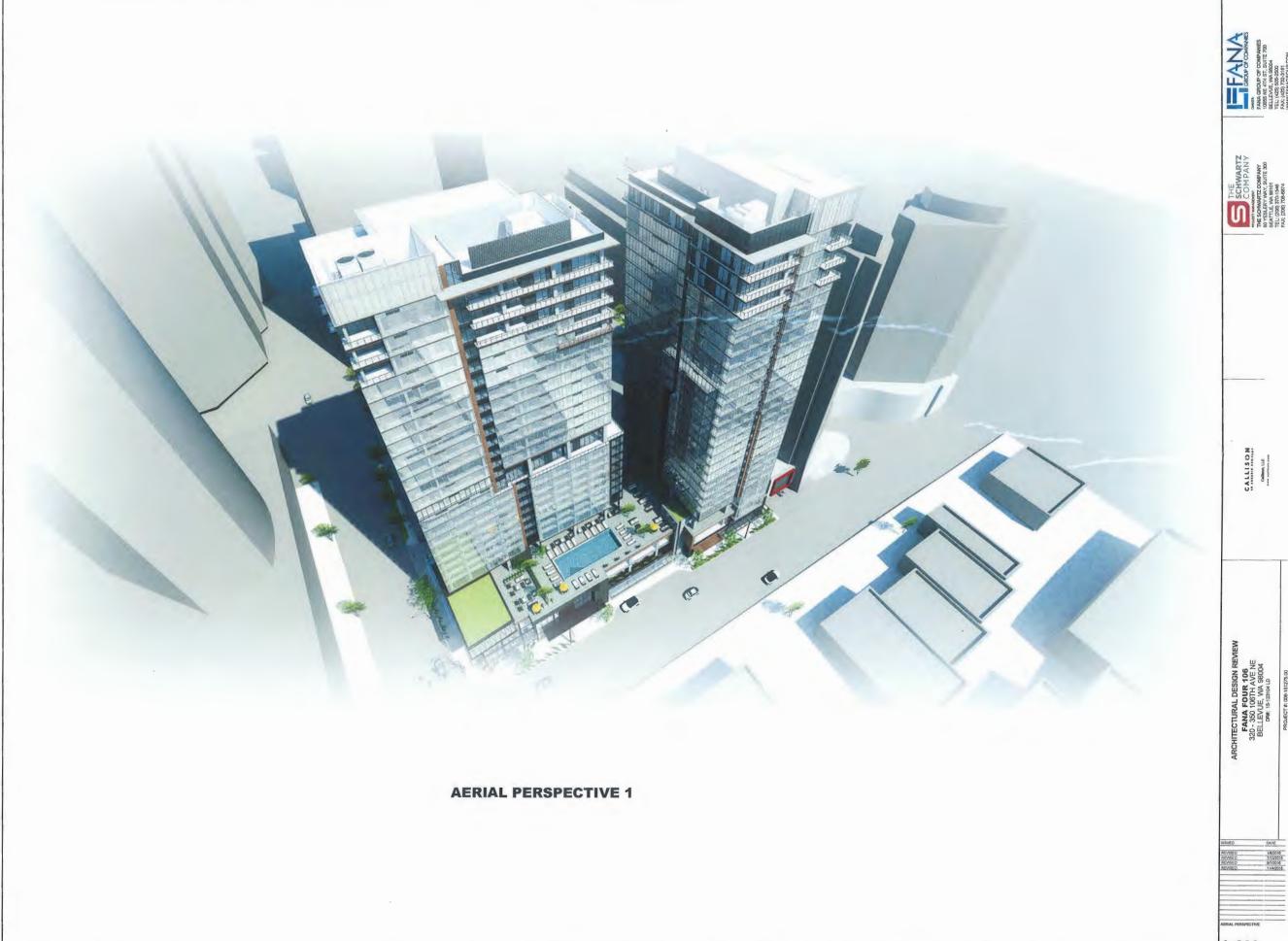
VIEW FROM NE 4TH ST - LOOKING WEST

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> FANA FOUR 106 320 - 350 106TH AVE NE BELLEVUE, WA 98004 008: 15-125104.10



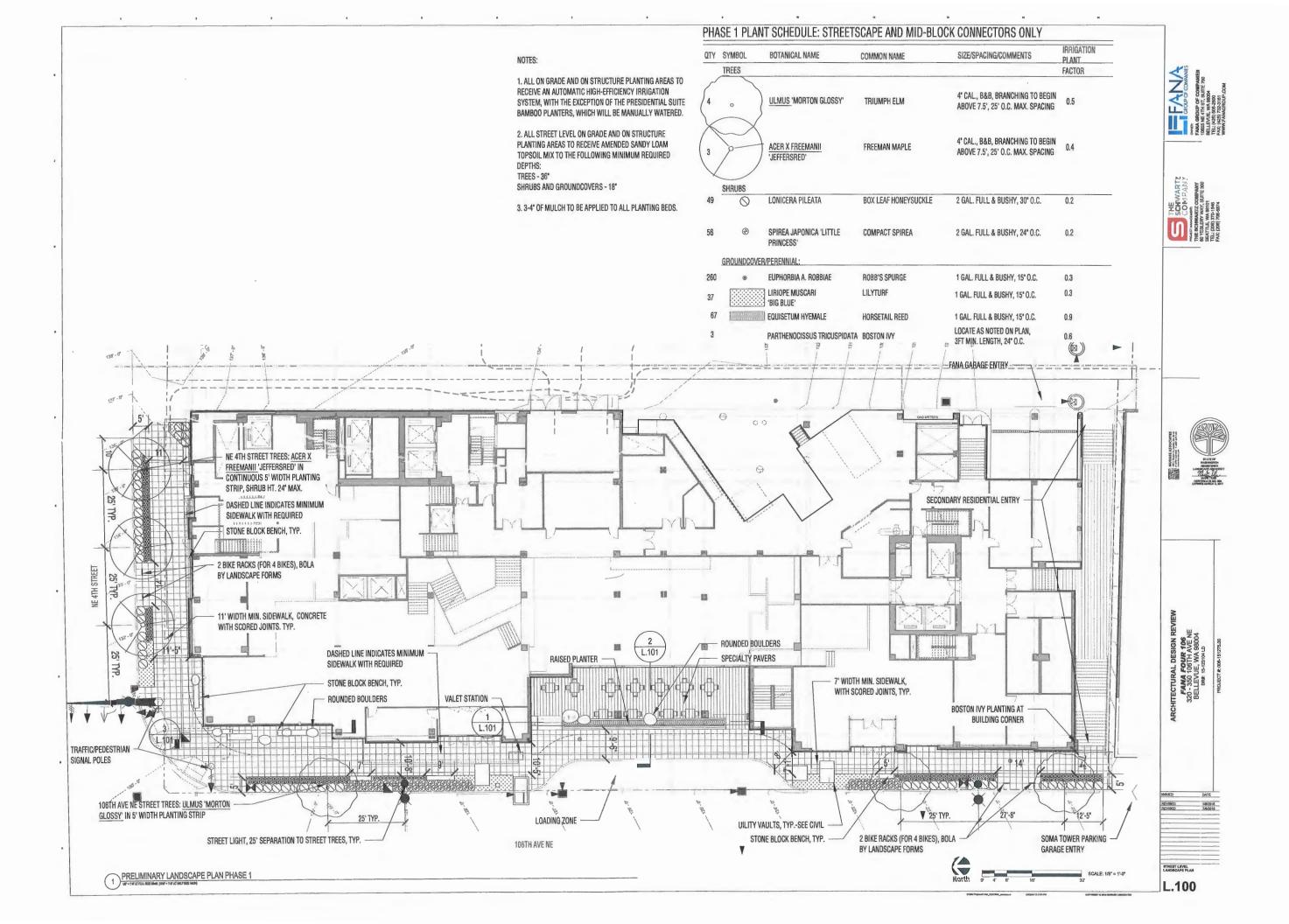


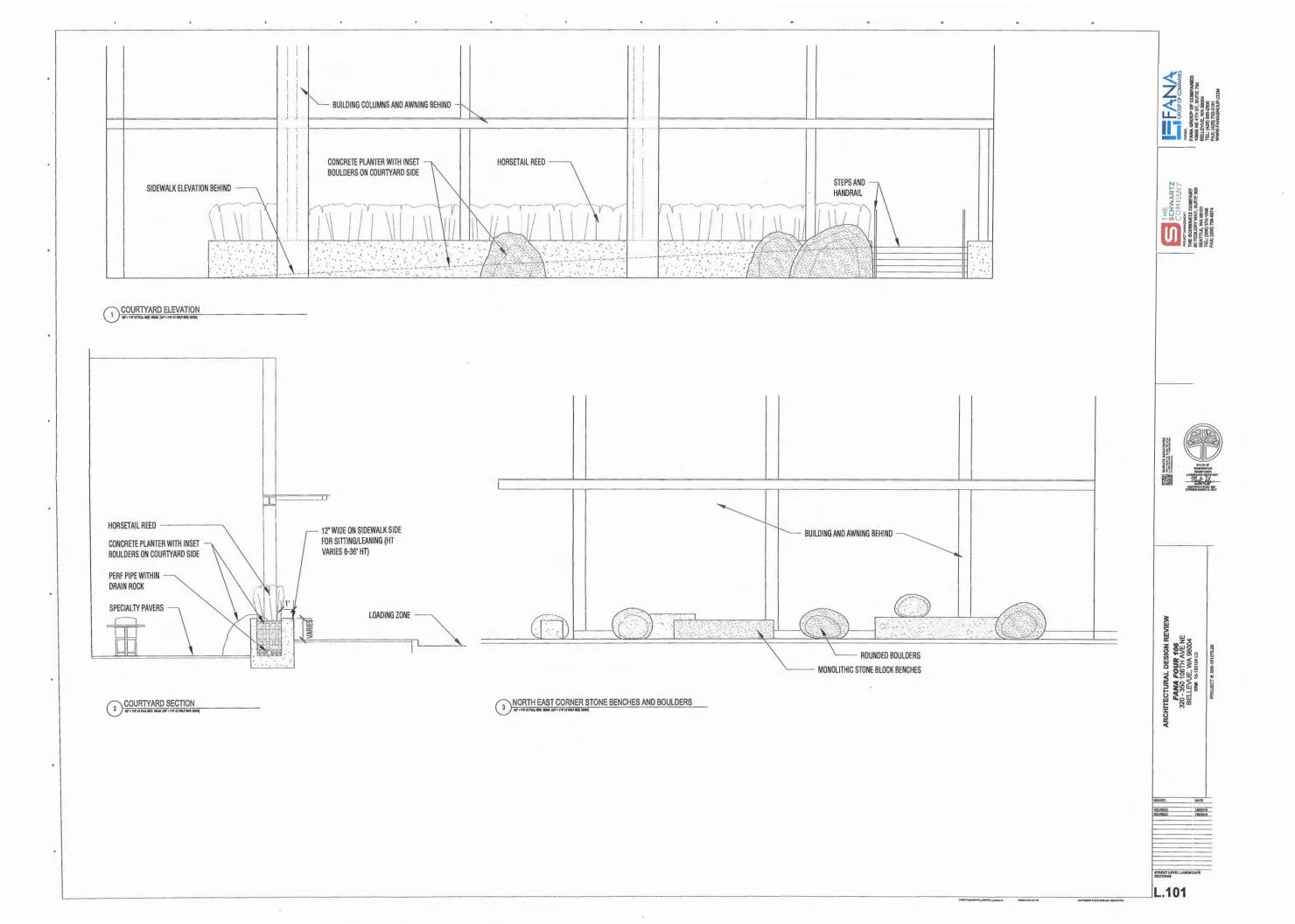
AERIAL PERSPECTIVE 2

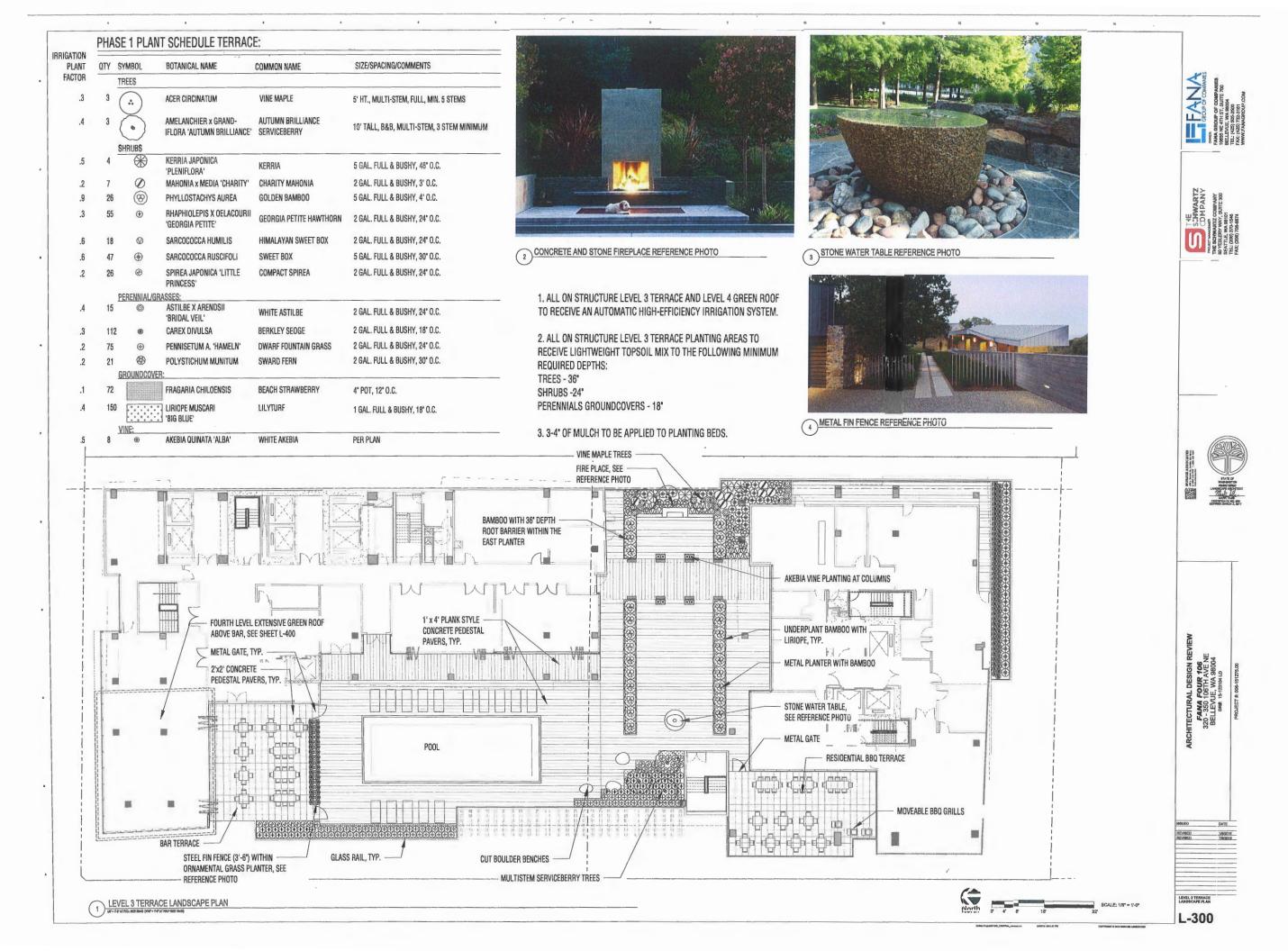


AERIAL PERSPECTIVE 3

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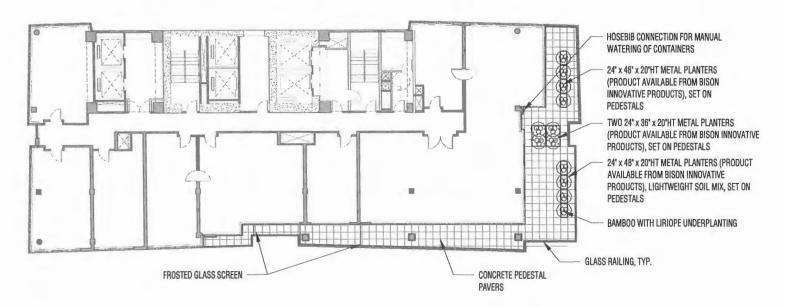








PRESIDENTIAL SUITE LANDSCAPE PLAN
W+TP-XTPALI RORE HAND (TWF+TP-XTPALI REGE HAND



PHASE 1 PLANT SCHEDULE GREEN ROOF AND PRESIDENTIAL SUITE:

YTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING/COMMENTS
	SHRUBS			
12	(8)	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	5 GAL. FULL & BUSHY, 4' O.C.
		n.		
30	GROUNDCOVE	+*- LIRIOPE MUSCARI	LILYTURF	1 GAL FILL & BUSHY 18" O.C.
30	******	LIRIOPE MUSCARI '	LILYTURF	1 GAL. FULL & BUSHY, 18" O.C.







CHITECTURAL DESIGN REVIEW
FANA FOUR 106
320 - 350 106TH AVE NE
BELLEVUE, WA 98004

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L-400

North or 4' 8' 18' 32' SCALE: 18' = 1'-0'

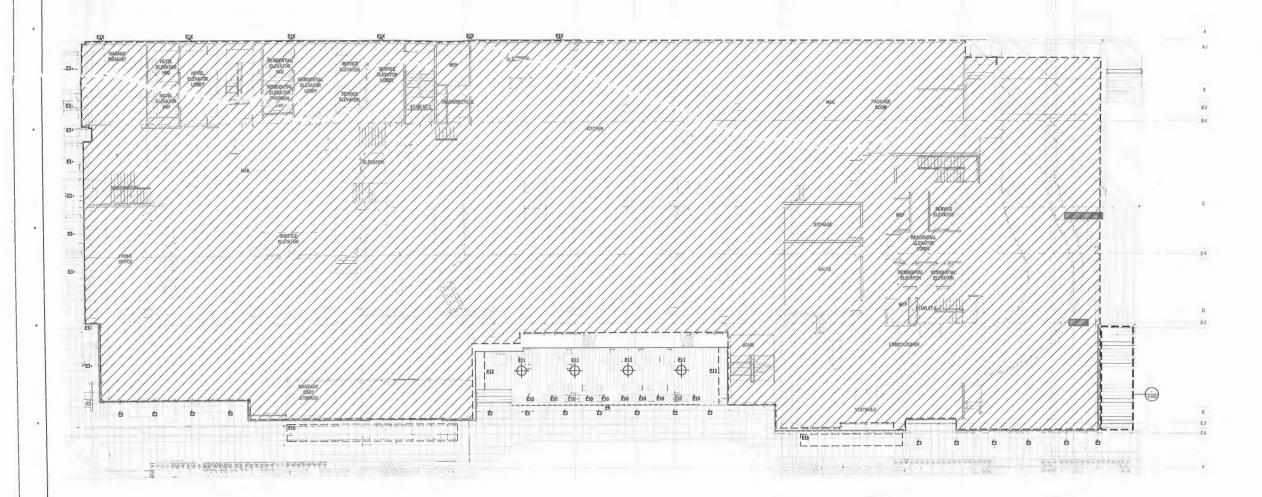
TYPE	SYMBOL	DESCRIPTION
E1X	۵	LED WALL MOUNTED SHIELDED SCONCE
E2, E2X		LED RECESSED PIN-HOLE DOWNLIGHT
B		LED ADJUSTABLE BULLET LIGHT WITH SHIELD
E4		WET LOCATION RGB LINEAR STRIPLIGHT
E5		LED LOW-OUTPUT RECESSED STEPLIGHT
E6	۵.	DECORATIVE WALL SCONCE

LIGHTING PLAN L1

.1, 1,1 1,2 1,5

E7	۰	LED SURFACE MOUNT DOWN LIGHT
E8X		LED SUSPENDED CYLINDER LIGHTING WITH SHIELD
E9	REFER TO SHEET E-301	LED UPLIGHT WITH NARROW OPTIC DISTRIBUTION
E10		LED LANDSCAPE LIGHT WITH LOUVER AND SWOOT
E11	0	DECORATIVE PENDANT
E12		LED LINEAR WALL GRAZER
E13		LED RECESSED DOWN LIGHT WITH DECORATIVE DIFFUSING SHADE

E14		LED IN-GROUND LINEAR GRAZER WITH INTEGRAL LOUVER
E15, E15X	0	WET LOCATION SURFACE MOUNT DRUM WITH DIFFUSING SHADE
E16		RECESSED LINEAR STRIPLIGHT WITH DIFFUSING LENS
E17	REFER TO SHEET E-301	LED DIMMABLE GRAZER WITH SHORT CUT-OFF OPTIC
E18	REFER TO SHEET E-301	LED WALL MOUNTED SCONCE WITH SNOOT





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GROUP OF CONSANS

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10055 NE ATH ST SUITE TO

TEL. (42) 355-250

TEL. (42) 355-250

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E-216

TYPE	SYMBOL	DESCRIPTION
E1X	۵	LED WALL MOUNTED SHIELDED SCONCE
E2, E2X		LED RECESSED PIN-HOLE DOWNLIGHT
E3		LED ADJUSTABLE BULLET LIGHT WITH SHIELD
E4		WET LOCATION RGB LINEAR STRIPLIGHT
E5		LED LOW-OUTPUT RECESSED STEPLIGHT
E6	۵	DECORATIVE WALL SCONCE

LIGHTING PLAN L1M

1 11 12 15

E7	0	LED SURFACE MOUNT DOWN LIGHT
E8X		LED SUSPENDED CYLINDER LIGHTING WITH SHIELD
E9	REFER TO SHEET E-301	LED UPLIGHT WITH NARROW OPTIC DISTRIBUTION
E10		LED LANDSCAPE LIGHT WITH LOUVER AND SHOOT
E11	0	DECORATIVE PENDANT
E12		LED LINEAR WALL GRAZER
E13		LED RECESSED DOWN LIGHT WITH DECORATIVE DIFFUSING SHADE

E14		LED IN-GROUND LINEAR GRAZER WITH INTEGRAL LOUVER
E15, E15X	0	WET LOCATION SURFACE MOUNT DRUM WITH DIFFUSING SHADE
E16		RECESSED LINEAR STRIPLIGHT WITH DIFFUSING LENS
E17	REFER TO SHEET E-301	LED DIMMABLE GRAZER WITH SHORT CUT-OFF OPTIC
E18	REFER TO SHEET E-301	LED WALL MOUNTED SCONCE WITH SNOOT

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RUSHING COMPANY COMPAN

ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320-350 106TH AVE NE
BELLEVUE, WA 98004
DR#: 15472104 LD



E-217

TYPE	SYMBOL	DESCRIPTION
EIX	۵	LED WALL MOUNTED SHIELDED SCONCE
E2, E2X		LED RECESSED PIN-HOLE DOWNLIGHT
E3		LED ADJUSTABLE BULLET LIGHT WITH SHIELD
E4		WET LOCATION RGB LINEAR STRIPLIGHT
E5		LED LOW-OUTPUT RECESSED STEPLIGHT
E6	۵	DECORATIVE WALL SCONCE

LIGHITNG PLAN L3

E7		LED SURFACE MOUNT DOWN LIGHT
E8X		LED SUSPENDED CYLINDER LIGHTING WITH SHIELD
E9	REFER TO SHEET E-301	LED UPLIGHT WITH NARROW OPTIC DISTRIBUTION
E10		LED LANDSCAPE LIGHT WITH LOUVER AND SHOOT
E11	0	DECORATIVE PENDANT
E12		LED LINEAR WALL GRAZER
E13		LED RECESSED DOWN LIGHT WITH DECORATIVE DIFFUSING SHADE

E14		LED IN-GROUND LINEAR GRAZER WITH INTEGRAL LOUVER
E15, E15X	0	WET LOCATION SURFACE MOUNT DRUM WITH DIFFUSING SHADE
E16		RECESSED LINEAR STRIPLIGHT WITH DIFFUSING LENS
E17	REFER TO SHEET E-301	LED DIMMABLE GRAZER WITH SHORT CUT-OFF OPTIC
E18	REFER TO SHEET E-301	LED WALL MOUNTED SCONCE WITH SNOOT

FLAG NOTES:

LIGHTING INTEGRAL TO POOL
TO BE PROVIDED BY OTHERS

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E-219

IGHTING FIXTURE LEGEND				
TYPE	SYMBOL	DESCRIPTION		
ELX	Δ	LED WALL MOUNTED SHIELDED SCONCE		
E2, E2X		LED RECESSED PIN-HOLE DOWNLIGHT		
E3		LED ADJUSTABLE BULLET LIGHT WITH SHIELD		
64		WET LOCATION RGB LINEAR STRIPLIGHT		
E5		LED LOW-OUTPUT RECESSED STEPLIGHT		
E6	۵	DECORATIVE WALL SCONCE		
E7		LED SURFACE MOUNT DOWN LIGHT		
E8X		LED SUSPENDED CYLINDER LIGHTING WITH SHIELD		
E9	REFER TO SHEET E-301	LED UPLIGHT WITH MARROW OPTIC DISTRIBUTION		
E10		LED LANDSCAPE LIGHT WITH LOUVER AND SHOOT		
£11	+	DECORATIVE PENDANT		
E12		LED LINEAR WALL GRAZER		
ELB		LED RECESSED DOWN LIGHT WITH DECORATIVE DIFFUSING SHADE		
E14		LED IN-GROUND LINEAR GRAZER WITH INTEGRAL LOUVER		
E15, E15X	0	WET LOCATION SURFACE MOUNT DRUM WITH DIFFUSING SHADE		
£16		RECESSED LINEAR STRIPLIGHT WITH DIFFUSING LENS		
E17	REFER TO SHEET E-301	LED DIMMABLE GRAZER WITH SHORT CUT-OFF OPTIC		
E18	REFER TO SHEET E-301	LED WALL MOUNTED SCONCE WITH SNOOT		

FLAG NOTES:















PARTIAL LEVEL 25-26 LIGHTING PLAN

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RUSHING CONTROL CONTRO

ARCHITECTURAL DESIGN REVIES
FANA FOUR 106
320 - 350 106TH AVE NE
BELLEVUE, WA 98004
DRF: 15-72104 10



FANA FOUR 106

DESIGN REVIEW RESUBMITTAL BELLEVUE, WA 98004

SE 1/4 NE 1/4 SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

VICINITY MAP

APPLICANT

CONSULTANTS

ARCHITECT:

CALLISON, LLC 1420 PETH AVENUE \$2400 SEATTLE, WA 98101 (206) 923-4646 CONTACT: STEVE HARMON, MA

(425) 951-4857 CONTACT: THOMAS BARNES, PLS

DATUM/BASIS OF BEARINGS

VERTICAL DATUM: NAVD 1988

BENCH MARK: CITY OF BELLEVUE MONUMENT 625, AT INTERSECTION OF HE 4th STREET AND 106th AVENUE HE, BERNG A 4" CONCRETE MONUMENT WITH BRASS PHI, TOP MONUMENT EXCHADION = 129.34" (0.4" BELOW RIM)

LEGAL DESCRIPTION
PARCEL A:

EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-08388-8. DESCRIBED AS FOLLOWS:

PARCEL B: PARCEL B OF DITY OF BELLEVIE SHORT PLAT NO. 78-47, RECORDED UNDER RECORDING NO. 7807170711, AND AS CORRECTED BY RECORDING NO. 7807331104, IN KING COUNTY, WASHINGTON:

EXISTING LEGEND

LIGHT POLE WITH ARM

POWER VAULT SIGNAL POLE

SIGNAL POLE WITH LUWINAIRE ARM POWER JUNCTION BOX

POWER HANDHOLE

IRANES GRAMA CONTROL BOX
SIREET LIGHT CONTROL BOX
CABLE TV JUNCTION BOX
COMMUNICATIONS VAULT
TELEPHONE PEDESTAL
TELEPHONE AUNCTION BOX
GAS METER
GAS VALVE
WATER VAULT
DOS MYDDALMY FIRE HYDRANT

WATER VALVE WATER METER PRESSURE RELIEF VALVE IRRIGATION CONTROL VALVE POST INDICATOR VALVE ноѕе вівв

STORM MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT

L ALDER
LP APPLE
B BRCH
C CEDAR
CH CHERRY
CH CHERRY
CH CONFER
CH CHERRY
CH CONFER
CH LINE
F FR
HEADOX
MAPLE
MAPLE BOLLARD WETLAND FLAG DECIDUOUS TREE CONFEROUS TREE (RADIUS) MA

MONUMENT
FOUND REAR/CAP
TACK IN LEAD
STORE UNE
OAD UNE
HOUSE UNE
HOUSE UNE
LANGUAGE UNE
SANITARY SEVER UNE
SANITARY SEVER UNE
WHOREGOUND TELEPHONE UNE
HOUSEGOUND TELEPHONE UNE
HOUSEGOUND TELEPHONE UNE
HOUSEGOUND TELEPHONE UNE

PROJECT INFORMATION

LAND USE ZONE: DNTN-0-2

40,386 SF (0.93 AC) SITE AREA: UNITS: 270 RESIDENTIAL 120 HOTEL WATER SOURCE/PURVEYOR: CITY OF BELLEVUE HATURAL GAS PURVEYOR. PUGET SOUND ENERGY FIRE DEPARTMENT: CITY OF BELLEVUE TAX PARCEL NUMBERS: 1544100324 1544100329

THESE CONSTRUCTION PLANS ARE IN SUPPORT OF THE FOLLOWING CITY OF BELLEWIE PERMITS:

PROPOSED LEGEND

_ X.XX\$ -XXXXXX

PROPERTY LINE
PROPOSED BUILDING PROPOSED DURDING
PROPOSED CURB AND GUTTER
SANCUT UNE
STANDARD DUTY PAYEMENT
UTILITY TRENCH
CONCRETE SIDEMALK CONCRETE SIDEWALK PLANTING STRIP (SEE LANDSCAPE PLANS) WATER PIPE SS SANTARY SEWER PIPE
SANTARY SEWER MANHOLE
STORM DRAINAGE PIPE WATER METER VAULT CATCH BASM TEE WITH THRUST BLOCK TEMPORARY INLET PROTECTION STREET TREE W/GRATE (SEE LANDSCAPE PLANS)

ADR SUBMITTAL SUBMITTAL SUBMITTAL SUBMITTAL | AGR | SUBMETTAL | SUBMETAL | SUBMETTAL | SUBMETTAL | SUBMETTAL | SUBMETTAL | SUBMETTAL | C3.5 STORM DETAILS C3.6 WATER DETAILS X C4.1 RIGHT-OF-WAY PLAN X C4.2 RIGHT-OF-WAY PLAN X C4.3 RIGHT-OF-WAY DETAILS

X C4.4 RIGHT-OF-WAY NOTES & DETAILS x x EXISTING CONDITIONS SURVEY (THREE SHEETS)









HITECTURAL DESIGN REVIEW
FANA DEOUR 106
320-350 106TH AVE. NE
BELLEVUE, WA 98004
pre: 15/2309 LD





LIMITS OF CLEARING CONSTRUCTION FENCE (PER COB BMP C103) STRAW WATTLE PER DETAIL 1, SHEET C1.5 ___

4TH STREET.

106TH AVENUE NE

SEQUENCE OF CONSTRUCTION 1. NOLD A PRE-CONSTRUCTION MEETING WITH CITY AND OBTAIN RELIAINING REQUIRED PERMITS FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY AND ON-STE.

- INSTALL CLEARING LIMIT FENCE, SILT FENCING, STORMWATER STORAGE TANK, AND TEMPORARY GATES.

- 14 TEMPORARILY STABILIZE DENUDED AREAS
- 15 INSTALL PERMANENT ORAINAGE AT THE SHORING WALL FACE AND THE FOUNDATION DRAINAGE SYSTEM AT THE BASE OF EXCAVATION
- 16 POUR PERMANENT CONCRETE FOUNDATION ELEMENTS AND THE SLAB ON GRADE.
- 17. COMPLETE THE BUILDING STRUCTURE TO GRADE.
- INSTALL PERMANENT STORM ORAMAGE SYSTEM AND UTILITY SERVICES TO BUILDING.
- 19. FINISH PAYING THE SITE.



LEGEND

TEMPORARY EXTRUDED CURB PER COB DETAIL TE-10 SHORING WALL, SEE SHORING PLAN TEMPORARY INLET PROTECTION PER DETAIL 2 SHEET C1.5 (PER COB BMP C220) TEMPORARY INTERCEPTOR SWALE PER DETAIL 3, SHEET C1.5 ROCK CHECK DAM PER DETAIL 5, SHEET C1.5





- PREPARE STORAGE/STAGING AREA (IF NEEDED).
 SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.

SW 1/4, NW 1/4, SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. C1.3

ITECTURAL DESIGN REV FANA D'FOUR 106 320-350 106TH AVE. NE BELLEVUE, WA 98004 DRM: 15-123104 LD

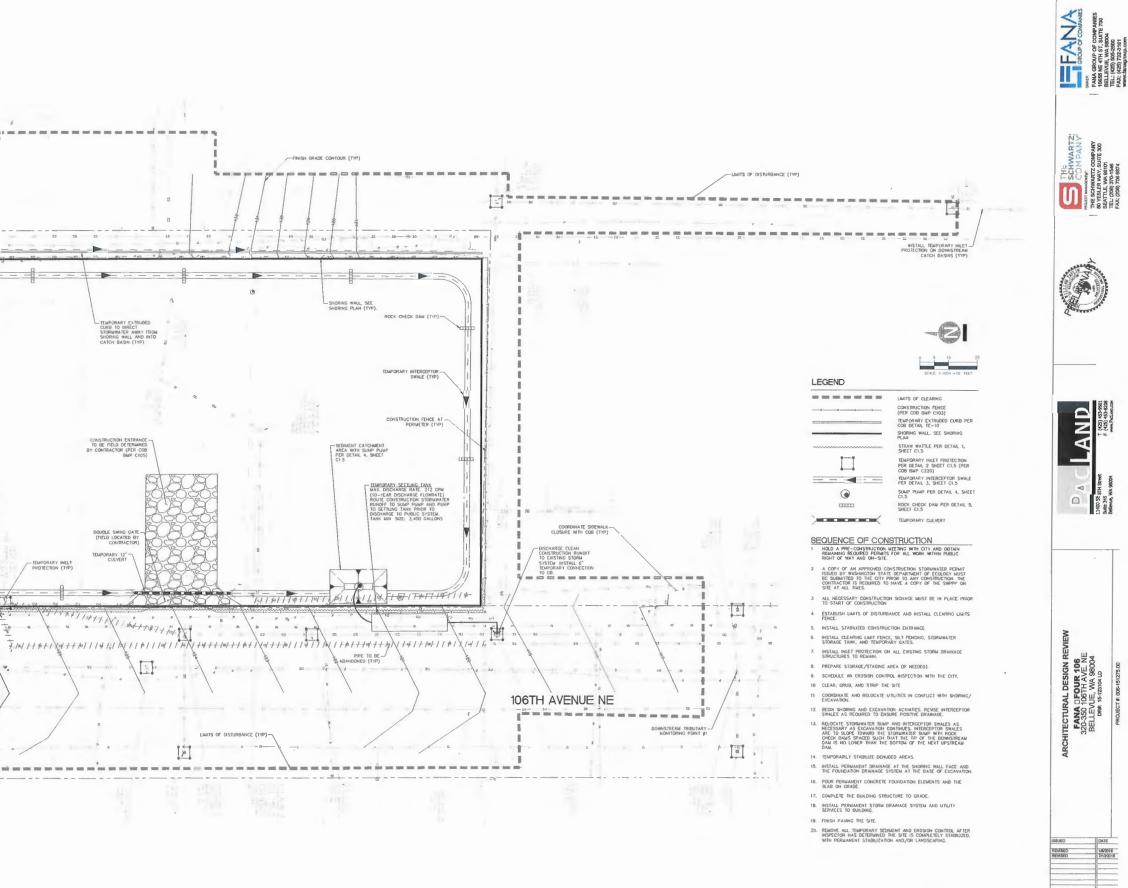
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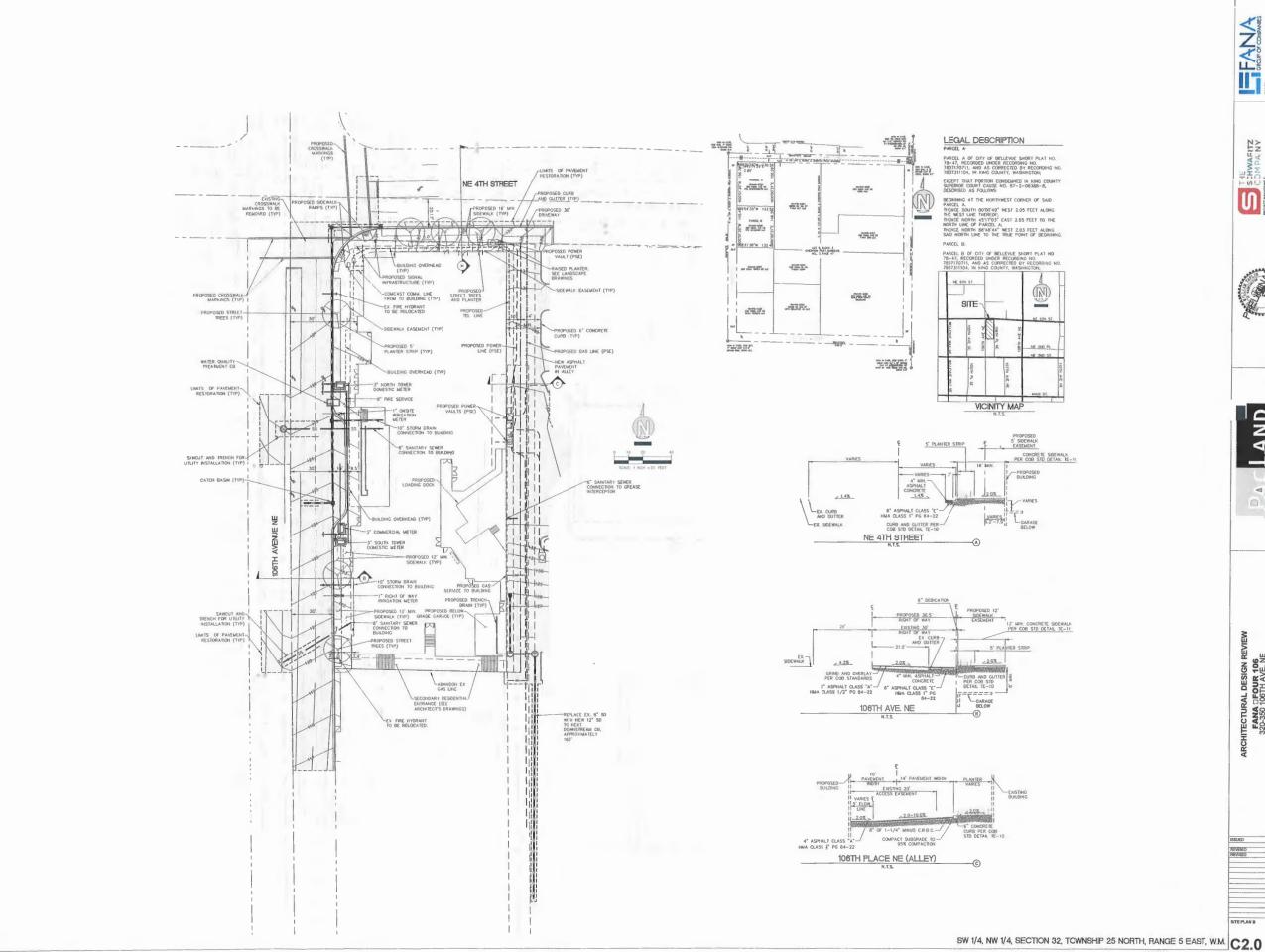
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SW 1/4, NW 1/4, SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. ${f C1.4}$





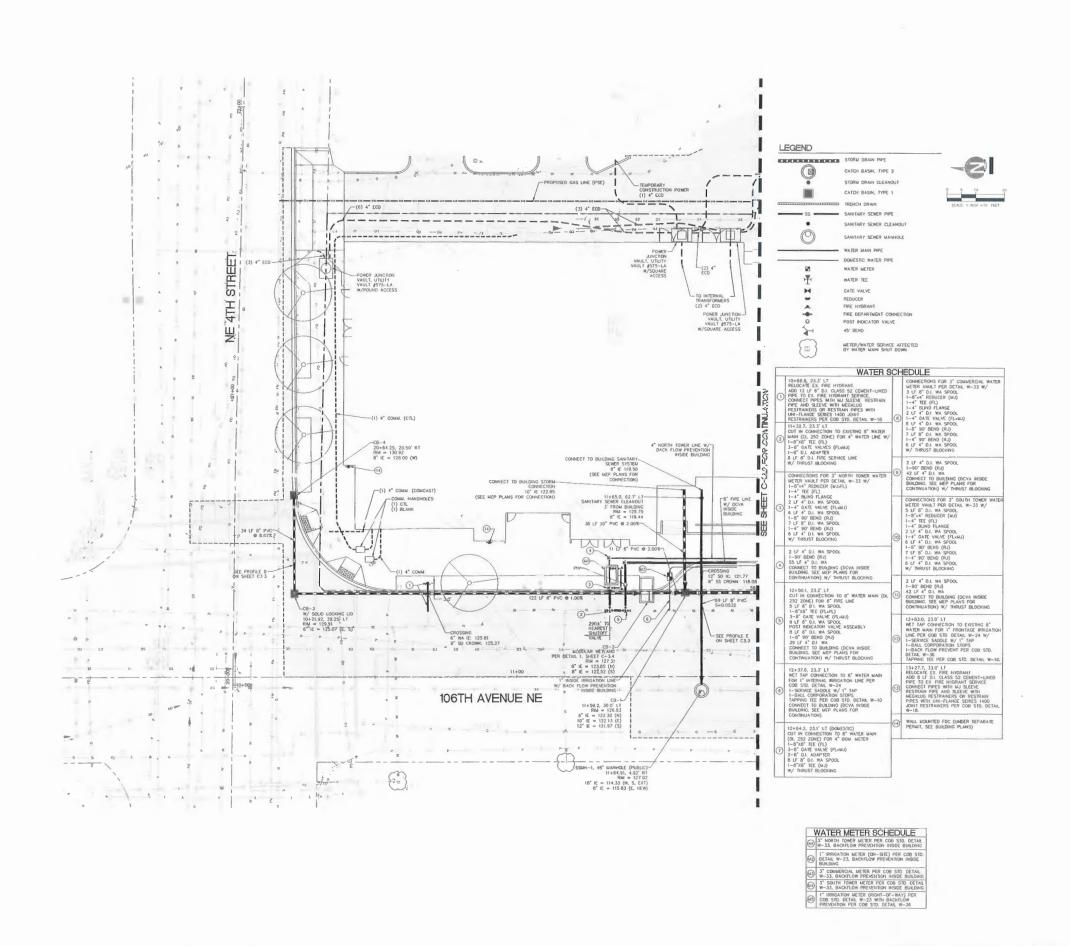






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ARCHITECTURAL DESIGN REVIEW
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BELLEVUE, WAN 98004
DRM: 15/12/104 LD



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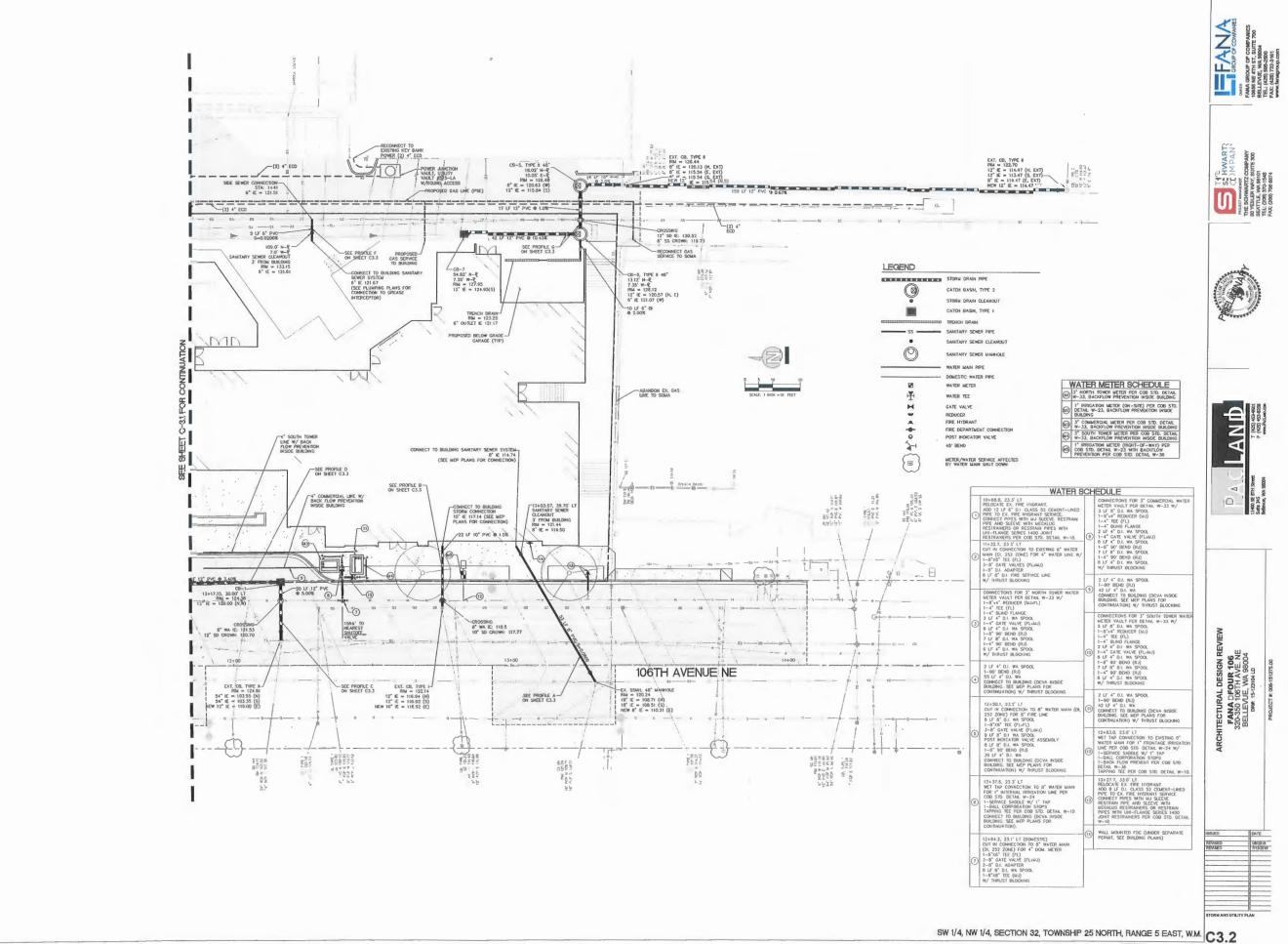


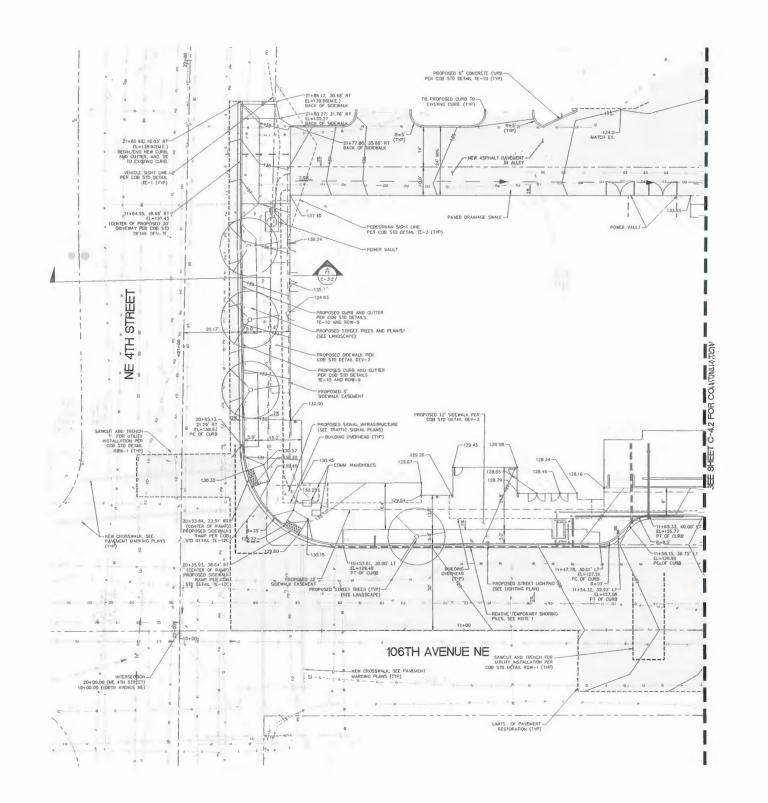






ARCHITECTURAL DESIGN REVIEW
FANA FOUR 106
320-530 105TH AVE NE
BELLEVUE, WA 98004
DRR 15/2300 LD











NOTES

THE TOP 8 FEET OF PILES USED FOR THE REMPORARY SHORNO SYSTEM IN THE LOSTH AVE NE RIGHT OF WAY SHALL BE CUT AND REMOVED PRIOR TO FINAL PAYING.



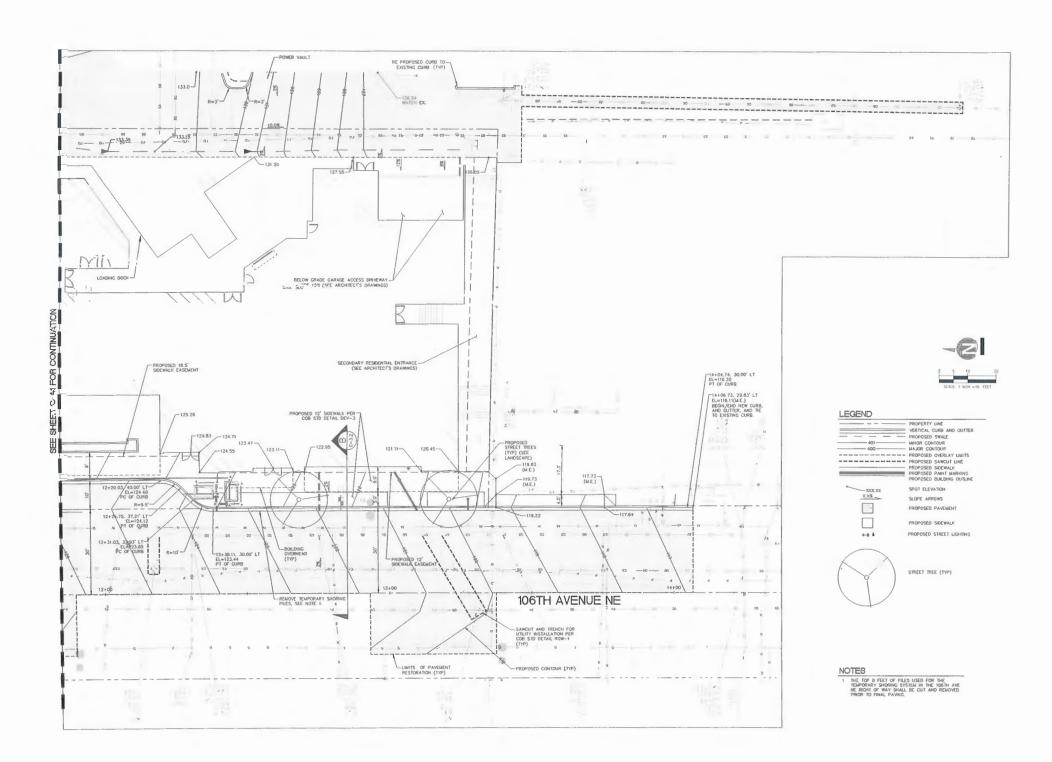








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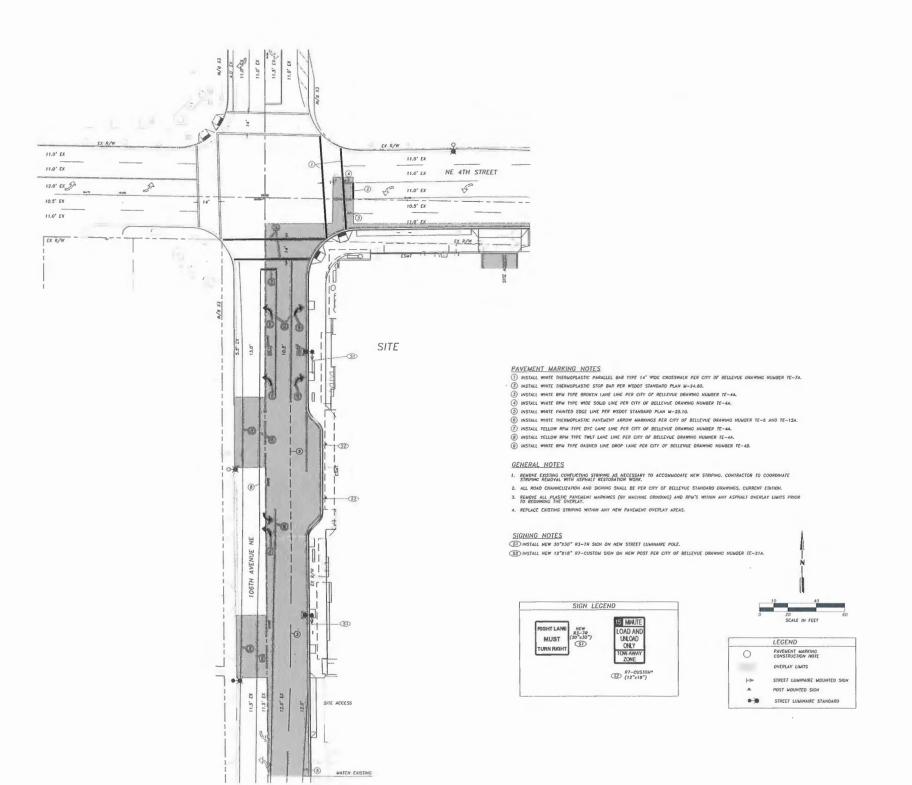








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BELLEVUE, WAS 98004
DR#: 15-127104 LD









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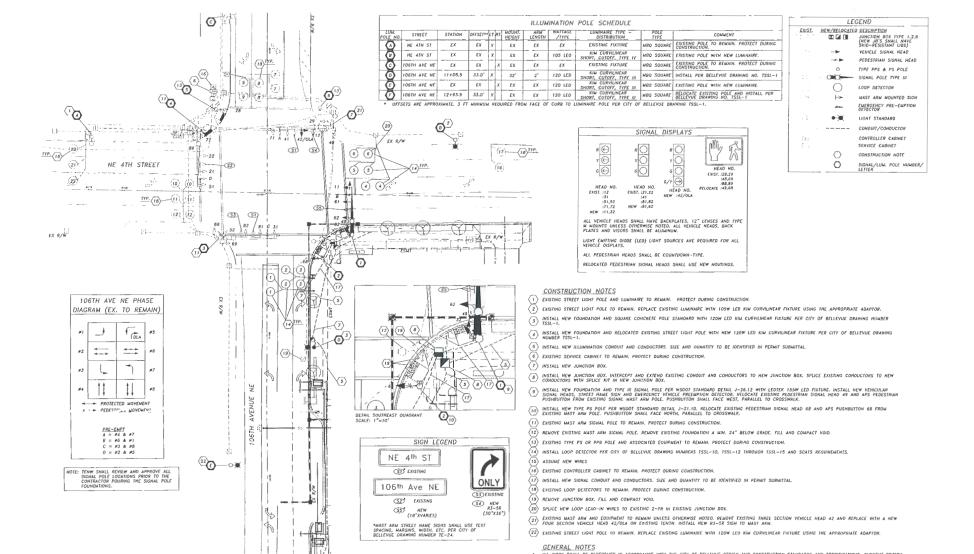
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BELLEVUE; WA 98004
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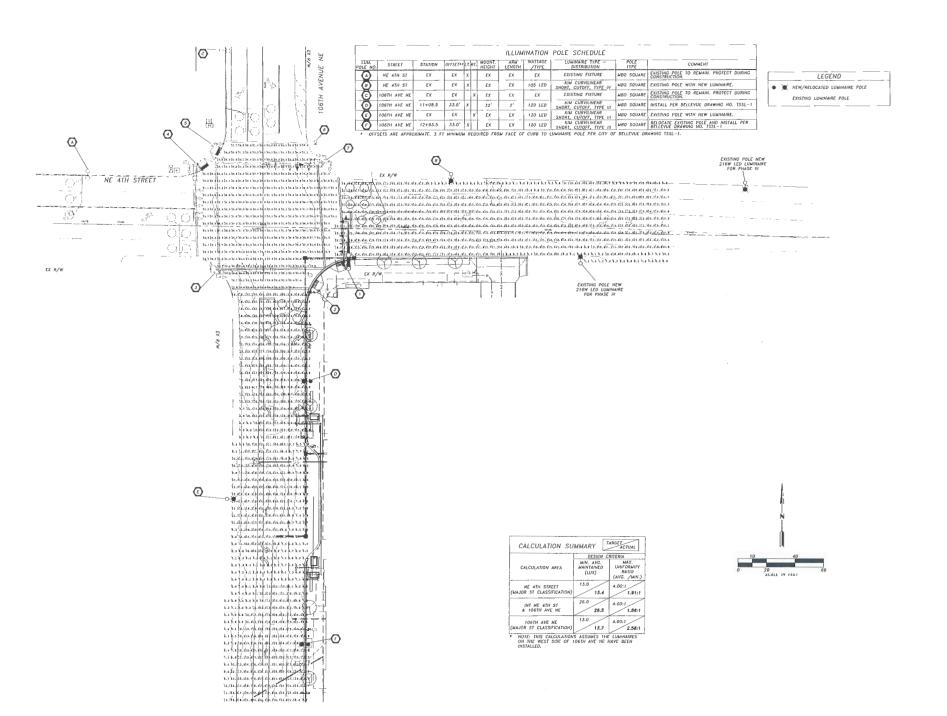


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2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY. 3. THE CONTRACTOR SHALL SUBHIT A REQUEST FOR MATERIALS APPROVAL TO THE CITY OF BELLEVUE PRIOR TO ORDERING MATERIALS. 4. THE CONTRACTOR SMALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SMALL NOTIFY THE AFFECTED UTILITY COMPAN IMMEDIATELY UPON DAMAGE.

6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS

7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.



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ARCHITECTURAL DESIGN REVIEW
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LEGAL DESCRIPTION:

PARCEL AS

PARCEL A OF CITY OF BELLEWIE SHORT PLAT NO. 78-47, RECOROED UNDER RECORDING NO. 7807170711, AND AS CORRECTED BY RECORDING NO. 7807311104, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-08388-8, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A: THENCE SOUTH OOTOG'9" MEST 2.05 FEET ALONG THE WEST LINE THEREOF; THENCE NORTH 451703" EAST 2.85 FEET TO THE NORTH LINE OF PARCEL A; THENCE NORTH 8848'44" WEST 2.03 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

PARCEL B:

PARCEL B OF CITY OF BELLEVUE SHORT PLAT NO. 78-47, RECORDED UNDER RECORDING NO. 7807170711, AND AS CORRECTED BY RECORDING NO. 7807311104, IN KING COUNTY, WASHINGTON;

CHICAGO TITLE COMPANY COMMITMENT NUMBERS 0017142-06 (FOR PARCEL A) AND 0017141-06 (FOR PARCEL B), DATED JUNE 6, 2014, RELIEO UPON FOR LAND DESCRIPTION AND ENCUMBRANCES OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED.

THE FOLLOWING NOTES PERTAIN TO SCHEDULE 'B' - SPECIAL EXCEPTIONS:

BOTH PARCELS AND TITLE COMMITMENTS:

2. PARAGRAPH I: PERTANS TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND POWER AND LIGHT COMPANY (PUGET SOUND ENERGY), FOR THE PURPOSE OF A LINE OF 3 POWER POLES, AS DISCLOSED BY INSTRUMENT RLED DUBBER AUDITOR'S FILE NO. 4109187 (FEBRUARY 15, 1991). THE LICATION OF SAID EASEMENT IS DESCRIBED AS "LYING WEST OF AND ADJACENT TO THE NORTH—SOUTH CENTERUNE OF THE WEST ONE—HAMF (1/2) OF LOT 2, BLOCK 3, CHERITON FRUIT GAMDENS". SAID STRIP ADJOINS THE EASTERLY LINE OF PARECLES A AND B AND IS PLOTTED HEREON.

3. PARAGRAPH 2: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS 15 FET IN MOTH TO THE BENEFIT OF BELLEVUE SEWER DISTRICT, FOR THE PURPOSE OF SANITARY SEWER PIPELINES, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITORYS FILE NO. 4476736 (AUDUST 18, 1954) AND AS PLOTTED HERRON.

4. PARAGRAPH 3: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO FEET IN MOTH TO THE BENEFIT OF EASTERLY ADJOINING OWNERSHIPS TO PARCELS A AND B FOR THE PURPOSE OF A PRIVATE DRIVEWAY OR ALLEY OVER AND UPON HE EAST IN EXECUTION AND B, TO BE LESS IN CONJUNCTION WITH AN EASTELLY DRIVEWAY OR AND B, TO BE LESS IN CONJUNCTION WITH AN EASTELLY ADJOINING PREMISES, AS DISCLOSED BY INSTRUMENT FILED WHOSE AUDITOR'S FILE MOS. 4643140 (DECEMBER 5, 1855) AND 5237482 (DECEMBER 30, 1860) AND AS POTTED HEREON.

6. PARAGRAPH 4: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE WEST 5 FEET OF THE EAST 10 FEET OF PARCELS A AND B 10 THE BENEFIT OF PUGET SOUND POWER AND LIGHT COMPANY, FOR THE PURPOSE OF UNDERGROUND ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE MUMBER 6556647 (AUGUST 26, 1989) AND AS PLOTTED HEREON.

6. PARAGRAPH 5: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE EAST 10 FEET OF PARCELS A AND B TO THE REMERT OF PUEET SOUND POWER AND LIGHT COMPANY, FOR THE PURPOSE OF UNDERGOQUID ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDIN 7107300428 AND AS PLOTTED HEREON.

7. PARAGRAPH 6: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE EAST 10 FEET PARCELS A AND B TO THE BENIETH OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY, FOR THE PURPER COMMUNICATION LINES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7112200433 AM. PLOTTED HEREON.

8. PARAGRAPH 10: PERTAINS TO RIGHT OF KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS, SAID RIGHT CONVEYED IN DEED GRANTING AND RESERVING THE WEST 30 FEET OF LOT 2, BLOCK 3, CHERITON FRUIT CARDENS FOR 108th AVE NE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3806403 (SEPTEMBER 11, 1948).

9. PARAGRAPH 11: PERTAINS TO NOTICE OF CHARGES BY WATER, SEWER AND STORM AND SURFACE WATER UTILITIES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING

THE FOLLOWING TITLE NOTES PERTAIN TO PARCEL A, TITLE COMMITMENT 0017142-06:

10. PARAGRAPH 7: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER THE WEST TO FEET OF THE EAST 20 FEET OF THE SOUTH 65 FEET OF PARCEL 'A' TO THE BENEFIT OF PUGET SOUND POWER AND LIGHT COMPANY, FOR THE PURPOSE OF UNDERGROUND ELECTRIC TRANSMISSION SYSTEM, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8805301307 AND AS PLOTTED HEREON.

11, PARAGRAPH 8: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OVER A NORTHERLY PORTION OF PARCELS "A" TO THE BENEFIT OF CITY OF BELLEVIE, FOR THE PURPOSE OF SIGNAULK, UNLILIES, LIGHTING AND LANDSCAPING, AS DISCLOSED BY KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-08388-8.

12. PARAGRAPH 9: PERTAINS TO AN AGREEMENT AND ITS TERMS AND CONDITIONS, BY AND BETWEEN MODULUS INVESTMENT COMPANY AND THE CITY OF BELLEVUE, FOR PARCEL OWNERS TO INSTALL SIDEWALKS, TREES, AND STREET LIGHTING IN EXCHANGE FOR ISSUANCE OF A BUILDING PERMIT BY THE CITY OF BELLEVUE, AS DISCLOSED BY HISTIAWENT RECORDED UNDER RECORDING NO. 870312106D.

13. PARAGRAPHS 12 THROUGH 22 PERTAIN TO EXCISE TAXES, GENERAL TAXES, DEEDS OF TRUST AND OTHER ITEMS WHICH DO NOT PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

THE FOLLOWING TITLE NOTES PERTAIN TO PARCEL B, TITLE COMMITMENT 0017141-06;

14. PARAGRAPH 7: SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS 2 FEET BY 3 FEET IN SIZE, ADJACENT TO 106th AVE ME, TO THE BENETI OF CITY OF BELLEVIE, FOR THE PURPOSE OF A STREET LIGHT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20010215001244 AND AS PLOTTED HEREIC

15. PARAGRAPH 8; SUSLECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS OF UNDISCLOSED DIMENSIONS TO THE BENEFIT OF SOMA TOWERS LLC, FOR THE PURPOSE OF A TEMPORARY SHORING SYSTEM DURING THE CONSTITUCION OF A TOWER ON THE PROPERTY ADJOINING TO THE SOUTH, AND THE RIGHT TO USE THE AIR SPACE OVER PARCEL B FOR THE CONSTRUCTION CRANE. UPON COMPLETION OF CONSTRUCTION, THE SOL NAILS MUST IN PLACE UNDER CRANTOR'S PROPERTY, HOWEVER GRANTOR SHALL HAVE THE RIGHT TO REMOVE THE SOL NAILS UPON COMPLETION OF THE CONSTRUCTION PROJECT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2010/1829001247.

18. PARAGRAPH 9: PERTAINS TO A PERPETUAL CONSTRUCTION AGREEMENT BY AND BETWEEN SOMA TOWERS, LLC AND RT. HOLDINGS, LLC, GRANTING THE RIGHTS ENUMERATED IN NOTE 15 ABOVE TO THE OWNERS OF PARCEL B IN CONJUNCTION WITH ANY FUTURE DEVELOPMENT OF SAID PARCEL, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2010825001248. NOT PLOTTABLE.

17. PARAGRAPHS 12 THROUGH 25 PERTAIN TO EXCISE TAXES, GENERAL TAXES, DEEDS OF TRUST AND OTHER ITEMS WHICH DO NOT PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

GENERAL NOTES:

I, HORIZONTAL DATUM: NAD 1983/2011, BASED ON CITY OF BELLEVUE SURVEY CONTROL NETWORK FOR MONUMENTS LOCATED AT SIRKET CENTERLINE INTERSECTIONS AT HE BITH STREET WITH 108th AVENUE NE AND AT MAIN STREET WITH 108th AVENUE NE.

BENCH MARK: CITY OF BELLEVUE MONUMENT 625, AT INTERSECTION OF NE 41h STREET AND 1051h AVENUE NE, BEING A 4" CONCRETE MONUMENT WITH BRASS PIN, TOP MONUMENT ELEVATION = 129.34' (0.4' BELOW RIM)

CITY OF BELLEVUE MONUMENT 845/BM 372, AT INTERSECTION OF NE 4th STREET AND 108th AVENUE NE, BEING A 4" CONCRETE MONUMENT WITH BRASS CAP, TOP MONUMENT ELEVATION = 172.41' (0.7' BELOW RIM)

2. FIELD WORK FOR THIS SURVEY WAS PERFORMED IN JUNE 2014 AND MAY 2015. MONUMENTS SHOWN WERE VISITED IN JUNE 2014, PRIMARY MEASUREMENT EQUIPMENT HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY (NGS) CALIBRATED BASELINE WITHIN THE LAST YEAR.

PARCEL A: 350 106th AVE NE, BELLEVUE, WA. 98004. KING COUNTY TAX PARCEL NO. 154410-0324 PARCEL B: 320 106th AVE NE, BELLEVUE, WA. 98004. KING COUNTY TAX PARCEL NO. 154410-0329

4. BY GRAPHIC PLOTTING ONLY, THIS ALTA SITE SITUATES IN ZONE 'X' OF THE FLOOD RATE INSURANCE MAP, COLMMUNTY PANEL NO. 53033C0652P, HAVMO, AN EFFECTIVE DATE OF MAY 16, 1995. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. ZONE 'X' IS DETRIED AS AREAS LYMN COUTSIGE OF THE 500 YEAR FLOOPPLAIN.

5. THE LAND AREA OF THE SUBJECT PROPERTY IS 40,332 SQ. FT. OR 0.93 ACRES, MORE OR LESS.

6. PARCELS A AND B SITUATE WITHIN CITY OF BELLEVUE ZONE "DOWNTOWN-0-2 (ONTNO-2). THE FOLLOWING ARE BULK RESTRICTIONS OF RECORD AS CONTAINED IN CITY OF BELLEVUE ZONING CODE CHAPTER 20.25A DOWNTOWN. IT IS THE RESPONSIBILITY OF AN OFFICIAL DESIGNATED BY THE CITY TO DETERMINE COMPLIANCE.

DOWNTOWN LAND USE DISTRICT	BUILDING TYPE (7)(14)	MINIMUM SETBACK (3)(9)			MAXIMUM BUILDING FLOOR AREA PER FLOOR	NAXIMUM BUILDING FLOOR AREA PER FLOOR	MAXIMUM LOT COVERAGE	BUILDING HEIGHT (6)		FLOOR AREA RATIO	
		FRONT (1)(15)	REAR (25)	SIDE (25)	ABOVE 40' (5)(9)(18)(24)	ABOVE 80' (5)(18)(24)		BASIC	MAX	BASIC (10)	ХАМ
DNTN-0-2	NONRESIDENTIALOIMINISHING RESIDENTIAL PARKING	0(2) 0(2) 0(2)	0/20' 0/20' 0/20'	0/20' 0/20' 0/20'	30,000 GSF/F 20,000 GSF/F	24,000 GSF/F 24,000 GSF/F 12,000 GSF/F 20,000 GSF/F		150' 150' 100'	250' 250' 100'	4.0 4.0 N/A	6.0 6.0 N

(1) MEASURED FROM INSIDE EDGE OF THE REQUIRED PERINETER SIDEWALK. IF EMISTING UTILITIES WHICH CANNOT REASONABLY BE RELOCATED REQUIRE THE PLANTING OF STREET TIRES ON THE PROPERTY SIDE OF A SIDEWALK AS PROVIDED FOR IN LUC 20.26A.08.0 FOUN FEET IS ADDOED TO THE REQUIRED SETBACK.

(2) NO PARKING OR VEHICLE ACCESS LANE IS PERMITTED BETWEEN THE REQUIRED PERMITTER SIDEWALK AND THE MAIN PEDESTRIAN ENTRANCE TO THE BUILDING.

(3) MINIMAL SETBACKS ARE SUBJECT TO RECOMIRED LANDSCAPE DEVELOPMENT. SEE LUC 20.25A.040.

(4) MINIMAL SETBACKS ARE SUBJECT TO RECOMIRED LANDSCAPE DEVELOPMENT. SEE LUC 20.25A.040.

(5) THE DIMINISCHING FLOOR PLATES ALTERNATIVE DESCRIBED IN SUBSECTION B OF THIS SECTION.

(6) THE DIMINISCHING FLOOR PLATES ALTERNATIVE DESCRIBED IN SUBSECTION B OF THIS SECTION.

(6) THE MANIAUM BUILDING HIGHT MAY ONLY BE AGHEVED BY PARTICIPATION IN THE FAR AMENITY INCENTIVE SYSTEM, LUC (20.738.0530).

(6) THE MANIAUM BUILDING IS CONSIDERED RESIDENTIAL IF MORE THAN 50 PERCENT OF THE GROSS FLOOR AREA IS DEVOTED TO FUNCTION OF THE STATEM LUC (20.730.02) FOR THE DEFINITION OF "GROSS FLOOR AREA."
(7) THE MANIAUM PERMITTED FAR MAY ONLY BE ACHIEVED BY PARTICIPATION IN THE FAR AMENITY INCENTIVE SYSTEM, LUC (20.730.02) FOR THE STATEM, LUC (20.730.02) FOR THE BUILDING TYPE AS DETERMINED IN ACCORDANCE WITH NOTE (7).
(9) SES SUSSECTION B OF THIS SECTION FOR EXCEPTIONS TO THE MINIMUM SETBACK AND MAXIMUM BUILDING FLOOR AREA FLOOR ABOVE 40 FEET REQUIRED.

(10) ALL NEW DEVELOPMENT AND ALL SUBSTANTIAL REMODELS MUST PARTICIPATE IN THE FAR AMENITY INCENTIVE SYSTEM. SEE SUBSECTION OF OF THIS SECTION FOR AMENITY REQUIRED.

(10) ALL NEW DEVELOPMENT AND ALL SUBSTANTIAL REMODELS MUST PARTICIPATE IN THE FAR AMENITY INCENTIVE SYSTEM. SEE SUBSECTION OF OF THIS SECTION FOR AMENITY REQUIRED.

(11) ALL NEW DEVELOPMENT AND ALL SUBSTANTIAL REMODELS MUST PARTICIPATE IN THE FAR AMENITY INCENTIVE SYSTEM. SEE SUBSECTION OF OF THIS SECTION FOR AMENITY REQUIRED.

(12) IF THE SUBJECT PROPERTY ABUTS A STREET CLASSIFIED PURSUANT TO LUC 20.230.113, DESIGN GUIDELINGS.

(13) IF THE SUBJECT PROPERTY ABUTS A STREET CLASSIFIED PURSUANT TO LUC 20.230.113, DESIGN GUIDELINGS.

(14) EXCEPT HE PURPOSES OF DETERMINING MAXIMUM BUILDING FLOOR AREA PER FLOOR, INCLUDING THE AMERAGING AND DIMINISHING FLOOR PLATE METHODS DESCRIBED IN NOTE (3) AND SUBSECTION B OF THIS SECTION, HOTELS AND HOMES SHALL BE CONSIDERED AS NONRESIDENTIAL STRUCTURES.

AS NOMESUBENTIAL STRUCTURES.

(24) GROSS SQUARE FEET PER FLOOR (SEF/F) REFERS TO THE PLOOR AREA IN SQUARE FEET WITHIN THE SURROUNDING EXTERIOR WALLS MEASURED FROM THE INTERIOR WALL SURFACE AND INCLUDING OPENINGS IN THE FLOOR PLATE SUCH AS VENT SHAFTS, STARMELLS, AND INTERIOR ATHINUS.

(25) WHERE BUILDING HEIGHT EXCEDS 75 FEET, THERE SHALL BE A MINIMUM SIDE SETBACK OF 20 FEET AND A MINIMUM REAR SETBACK OF 20 FEET FROM ANY INTERIOR PROPERTY LINE APPLICABLE TO ALL FLOORS ABOVE 40 FEET, SEE SUBSECTION B OF THIS SECTION FOR EXCEPTIONS TO THIS MINIMUM SETBACK REQUIREMENT.

7. PARCELS A AND B CONTAIN THE FOLLOWING STRIPPED PARKING: SURFACE AREA: 31 REQULAR STALLS AND 2 HANDICAP STALLS GARAGE: 21 REGULAR STALLS AND 1 HANDICAP STALLS

8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVABLE FEATURES, SURFACE PAINT MARKS REPRESENTING UNDERGROUND UTILITY LOCATE COMPANY AND INFORMATION FROM EXISTING DRAWNESS. THE SURVEYOR MAKES HE OUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ADAMDONED, ITE SURVEYOR TURTHER DOCS NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

9. THERE IS NO OBSERVED EMDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, EXCEPT IN CONJUNCTION WITH THE CONSTRUCTION OF THE SOMA TOWERS, ADJOINING PARCEL "B" ON THE SOUTH, THERE IS NO OBSERVED EVIDENCE TO THE EFFECT OF PROPOSED RIGHT OF WAY CHANGES.

10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL SITE.

5-7 LIGHT POLE WITH ARM POST INDICATOR VALVE LIGHT POLE WITH NO ARM / PEDESTRIAN SIGNAL POLE FIRE DEPARTMENT CONNECTION P POWER VAULT HOSE RIBB -0-UTILITY POLE CATCH BASIN, TYPE 1 GUY ANCHOR (m) CATCH BASIN, TYPE 2 (C) STORM MANHOLE (I) SIGNAL POLE WITH LUMINAIRE ARM STORM DRAIN CLEANOUT T) PH POWER METER CULVERT POWER JUNCTION BOX 0 SANITARY SEWER MANHOLE POWER HANDHOLE @FH O COS SANITARY SEWER CLEANOUT Δ CCCC TRANSFORMER ROCKERY BOLLARO ⊠ rsca TRAFFIC SIGNAL CONTROL BOX SIGNPOST Øπ CABLE TV JUNCTION BOX MAILBOX ſŦ WETLAND FLAG TELEPHONE PEDESTAL \odot DECIDUOUS TREE TELEPHONE JUNCTION BOX CONIFEROUS TREE (RADIUS) GAS VALVE W WATER VAULT MONUMENT FIRE HYDRANT FOUND REBAR/CAP WATER VALUE TACK IN LEAD

IRRIGATION CONTROL VALVE

STORM DRAIN LINE GAS LINE OVERHEAD POWER LINE UNDERGROUND POWER LINE

UNDERGROUND POWER LINE SANITARY SEWER LINE SANITARY SEWER FORCE MAIN OVERHEAD TELEPHONE LINE UNDERGROUND TELEPHONE LINE

ALDER
APPLE
BIRCH
CEDAR
CHERRY
CONIFER
DECIDUOU
DRIP LINE
FIR

FIR
HEMLOCK
MAPLE
MADRONA
OAK
PINE
PLUM
POPLAR
REDWOOD

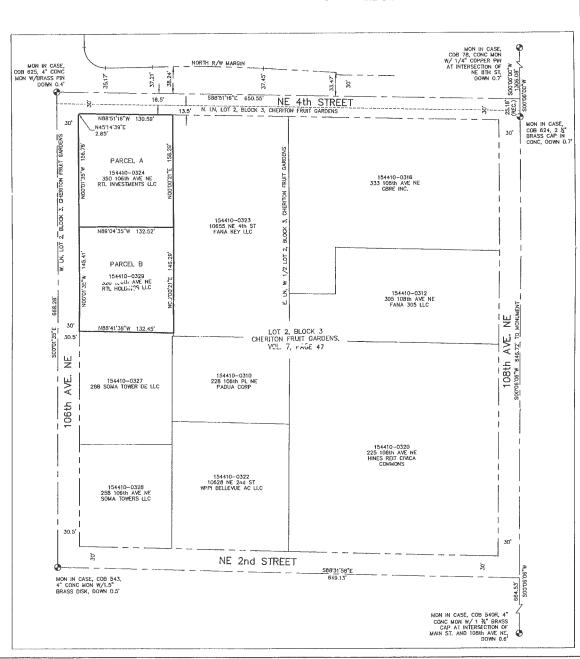
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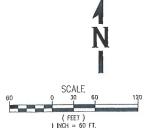
LEGEND

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MONITOR WELL BLOWOFF VALVE

PRESSURE RELIEF VALVE





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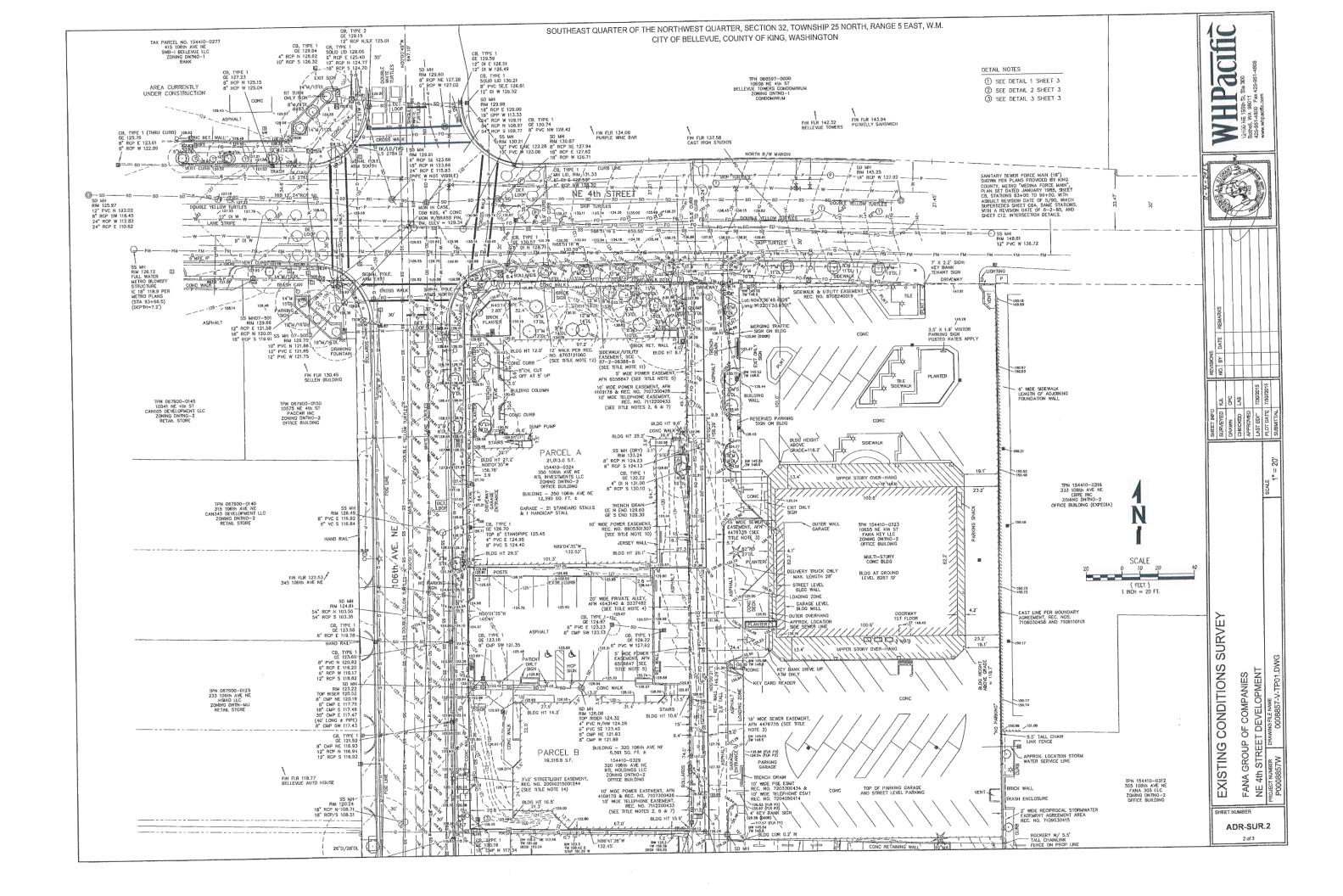
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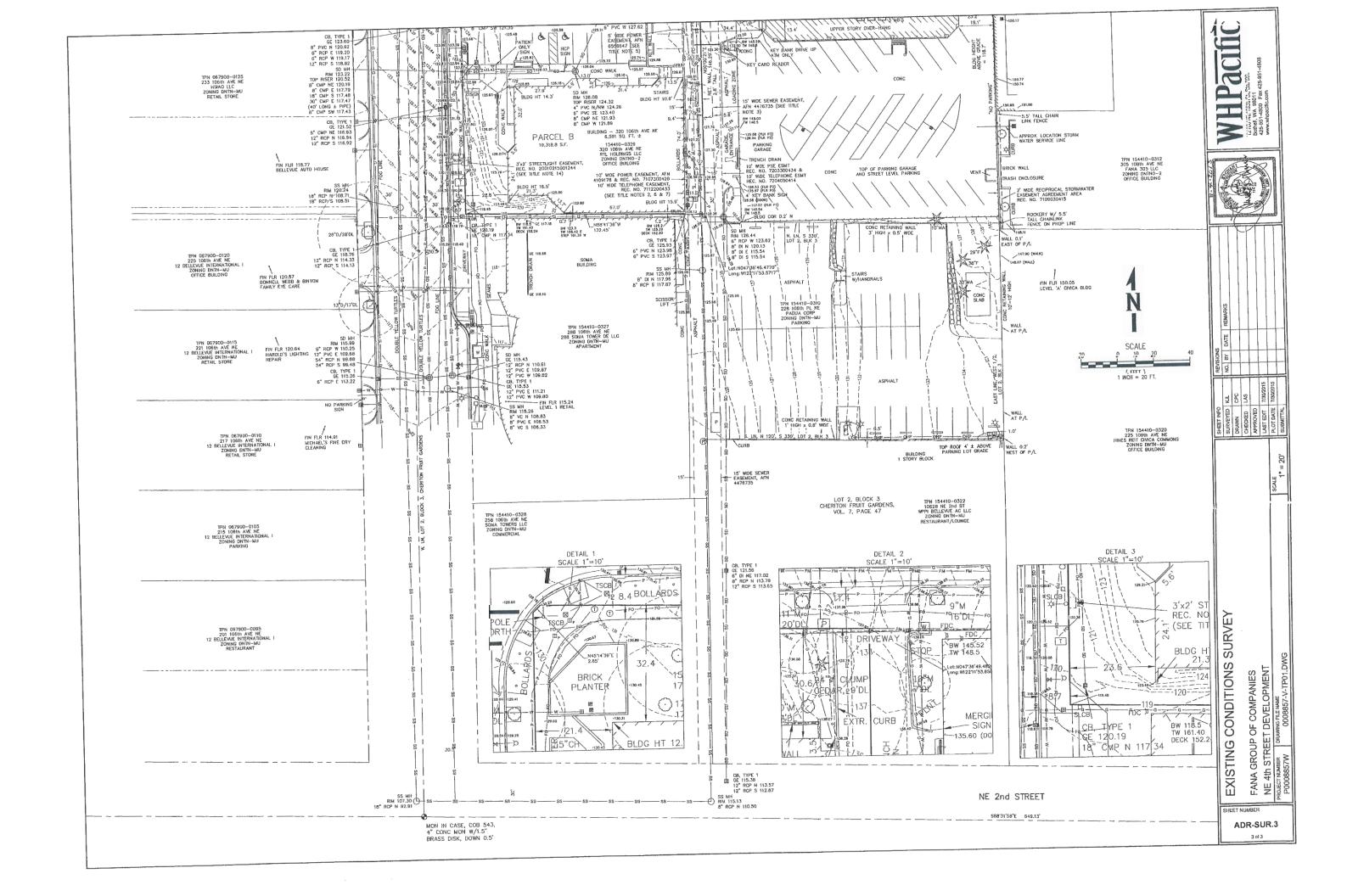
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APPROVED
LAST EDIT 7780/2
PLOT DATE 7780/2
SUBMITTAL

SURVE CONDITIONS COMPANIES Ы **EXISTING** 돧 FANA 焸

HEET NUMBER ADR-SUR.1

1 of 3





ATTACHMENT B (FAR and Amenity Calculations)

ADR DRAWING SCHEDULE

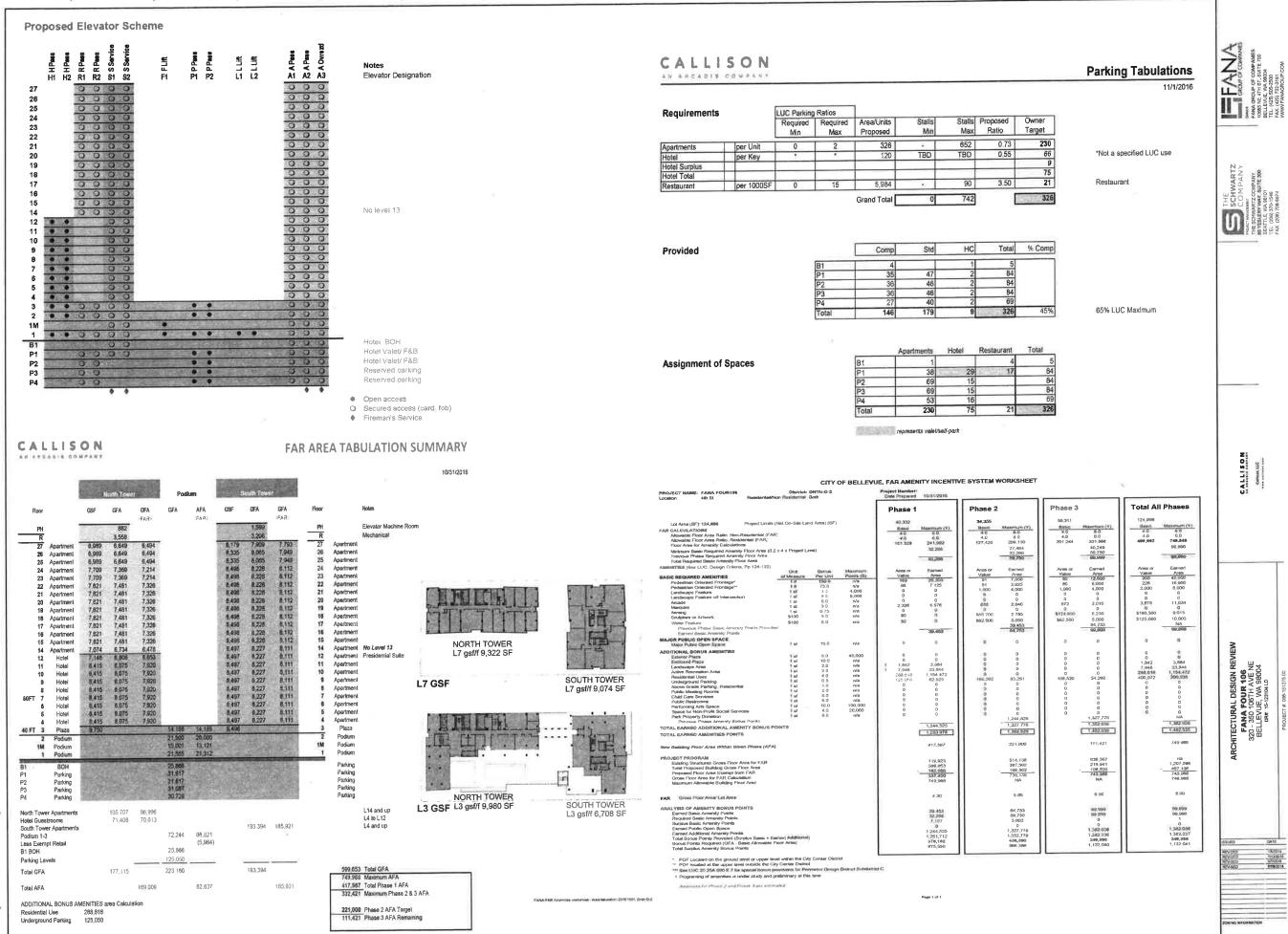
,	ADIA DIAMI	NG SCHEDOLL		
	ARCHITEC	TUDAL	ELECTRICAL	
	A-000	COVER SHEET	E-216	LIGHTING PLAN L1
			E-217	LIGHT PLAN L1M
	A-001	SHEET SCHEDULE		
	A-012	ZONING INFORMATION	E-219	LIGHTING PLAN L3
	A-013	FAR CALCULATIONS	E-301	EXTERIOR LIGHTING ELEVATION
	A-013a	UNDERGROUND PARKING DIAGRAM		
	A-013b	RESIDENTIAL USE DIAGRAM		
	A-014	TOPOGRAPHIC INFORMATION	CIVIL	
	A-015	TOWER SEPARATION DIAGRAM	C0.1	COVER SHEET
	A-016	VICINITY MAP	C1.3	T.E.S.C. (CSWPPP) PLAN
	A-017	EXISTING VICINITY AERIAL SITE PLAN	C1.4	T.E.S.C. (CSWPPP) PLAN
	A-101	SITE PLAN	C2.0	SITE PLAN B
	A-111	FLOOR PLAN P4	C3.1	STORM AND UTILITY PLAN
	A-112	FLOOR PLAN P3	C3.2	STORM AND UTILITY PLAN
	A-113	FLOOR PLAN P2	C4.1	RIGHT-OF-WAY PLAN
	A-114	FLOOR PLAN P1	C4.1	RIGHT-OF-WAY PLAN
	A-115	FLOOR PLAN B1	C4.2	RIGHT-OF-WAT PLAIN
	A-116	FLOOR PLAN L1		
	A-117	FLOOR PLAN L1M		
	A-118	FLOOR PLAN L2	TRAFFIC	
		FLOOR PLAN L3	T.1	PAVEMENT MARKING PLAN
	A-119		T.2	TRAFFIC SIGNAL AND ILLUMINATION PLAN
	A-120	FLOOR PLAN L4 - L11	T.3	ILLUMINATION CALCULATIONS
	A-121	FLOOR PLAN L12		
	A-122	FLOOR PLAN L14		
	A-123	FLOOR PLAN L15-L22	CLIDVEVC	
	A-124	FLOOR PLAN L23-L24	SURVEYS	
	A-125	FLOOR PLAN L25-L26	ADR-SUR.1	EXISTING CONDITIONS SURVEY PHASE 1&3
	A-126	FLOOR PLAN L27	ADR-SUR.2	EXISTING CONDITIONS SURVEY PHASE 1&3
	A-140	NORTH TOWER - OVERALL ROOF PLAN	ADR-SUR.3	EXISTING CONDITIONS SURVEY PHASE 1&3
	A-157	ENLARGED TOWER SOUTH OVERALL ROOF PLAN		
	A-201	BUILDING AXONOMETRIC		
	A-202	BUILDING AXONOMETRIC		
	A-205	BUILDING ELEVATIONS - WEST AND NORTH		
	A-206	BUILDING ELEVATIONS - EAST AND SOUTH		
	A-207	TOWER ELEVATIONS		
	A-211	NT - ENLARGED WEST ELEVATION		
	A-212	NT - ENLARGED WEST ELEVATION		
		NT - ENLARGED WEST ELEVATION		
	A-213	NT - ENLARGED WEST ELEVATION		
	A-214			
	A-215	NT - ENLARGED WEST ELEVATION		
	A-216	NT - ENLARGED WEST ELEVATION		
	A-231	NT - ENLARGED EAST ELEVATION		
	A-232	NT - ENLARGED EAST ELEVATION		
	A-251	ST - ENLARGED WEST ELEVATION		
	A-252	ST - ENLARGED WEST ELEVATION		
	A-253	ST - ENLARGED WEST ELEVATION		
	A-271	ST - ENLARGED EAST ELEVATION		
	A-281	ST - ENLARGED SOUTH ELEVATION		
	A-282	ST - ENLARGED SOUTH ELEVATION		
	A-291	ENLARGED PODIUM ELEVATIONS		0
	A-292	ENLARGED PODIUM ELEVATIONS		
	A-301	BUILDING SECTION LONGITUDINAL		
	A-305	BUILDING CROSS SECTION		
	A-501	TOWERS EXTERIOR DETAILS		
	A-631	EXTERIOR FINISH SCHEDULE		
*		TOWER PERSPECTIVE		
	A-901	PODIUM PERSPECTIVE		
	A-902			
	A-903	PODIUM PERSPECTIVE		
	A-904	PODIUM PERSPECTIVE		
	A-905	TOWER PERSPECTIVE		
	A-906	AERIAL PERSPECTIVE		
	A-907	AERIAL PERSPECTIVE		
	A-908	AERIAL PERSPECTIVE		

LANDSCAPE
L100 STREET LEVEL LANDSCAPE PLAN
L101 STREET LEVEL LANDSCAPE SECTIONS
L-300 LEVEL 3 TERRACE LANDSCAPE PLAN
L-400 PRESIDENTIAL SUITE LANDSCAPE PLAN

CALLISON

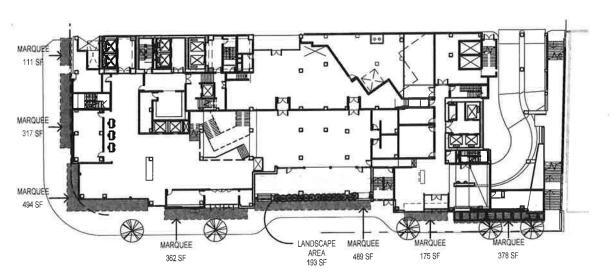
Sheet Schedule

A-001



A-012

HA CHICARD



FAR Amenities First Floor 10 TOTAL POP 194' 0'-6" 20'-5" 70'-0"

POF Calculation First Floor

TOTAL:

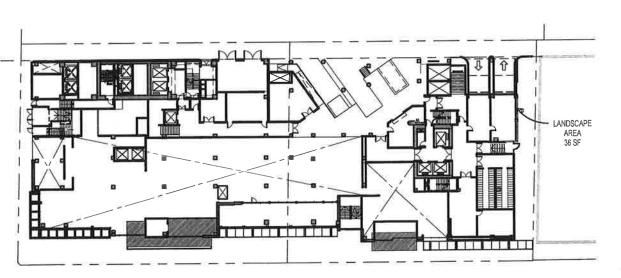
POF:

169 lf

Upper level POF: Marquee: 95 lf 2,326 sf

Landscape Area:

1,842 sf



RECREATION AREA
5824 SF
LANDSCAPE AREAS
1,613 SF

FAR Amenities
First Floor Mezzanine/Loading Dock

FAR Amenities
Third Floor

TELEVINE COOR OF COMPANES OF COOR OF C

THE SCHWARTZ COMPANY PROCESSERVEN WAS SOLITE 300 SEATTLE WAS SOLITE 300 FT. IT. CORG 370 - 594 FAX. (205) 709-6974

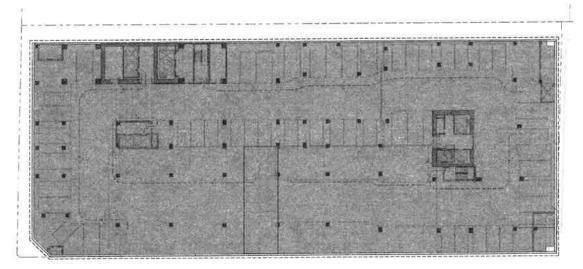
CALLISON

AKCHI IEL I UKAL DESIGN KEVIEW
FANA FOUR 106
320 - 350 106TH AVE NE
BELLEVUE, WAS 98004
pw. 15-7230W LD

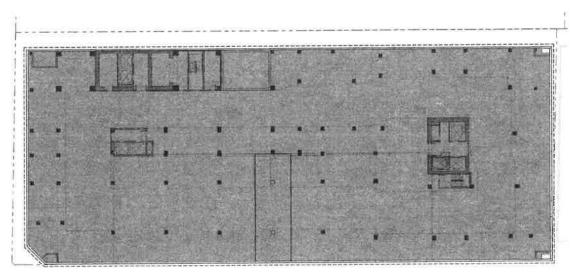
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A-013

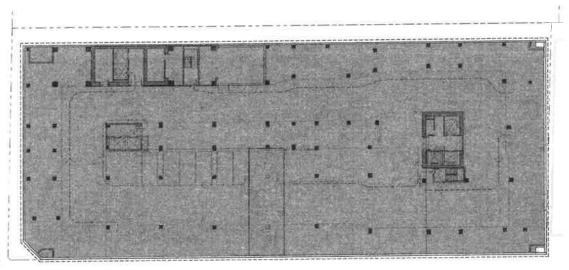
Underground Parking Diagram:



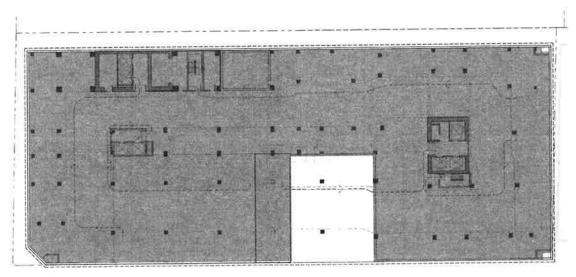
P1 UNDERGROUND PARKING 31,617 SF



P3 UNDERGROUND PARKING 31,087 SF



P2 UNDERGROUND PARKING 31,617 SF



P4 UNDERGROUND PARKING 30,729 SF

TOTAL: Underground Parking: 125,050 sf CONTRACTOR CONFINES

OWEN CONFINES

TO SEE A TH ST SUITE 700

TEL (ASS 565-2500

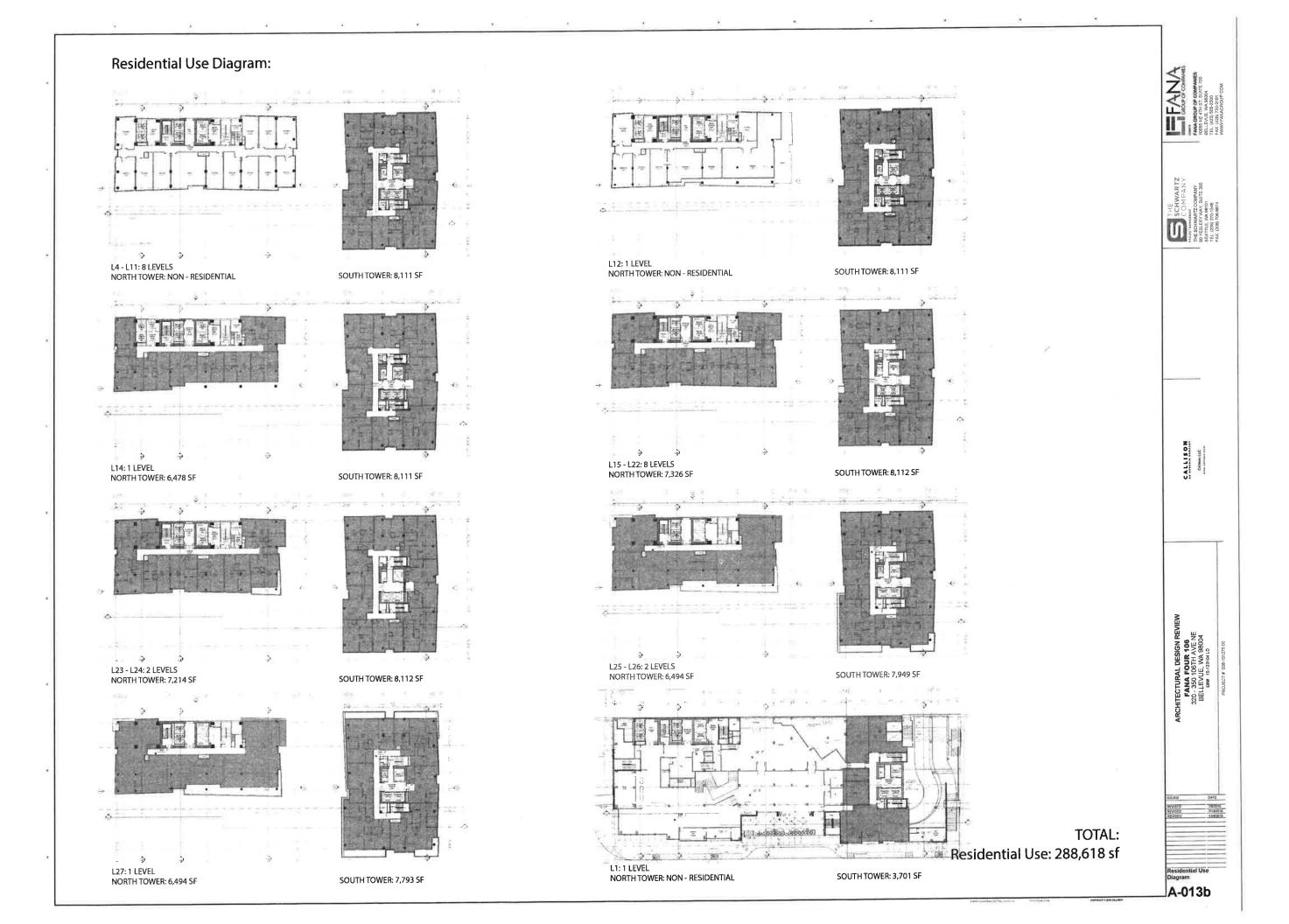
THE (ASS 575-2500

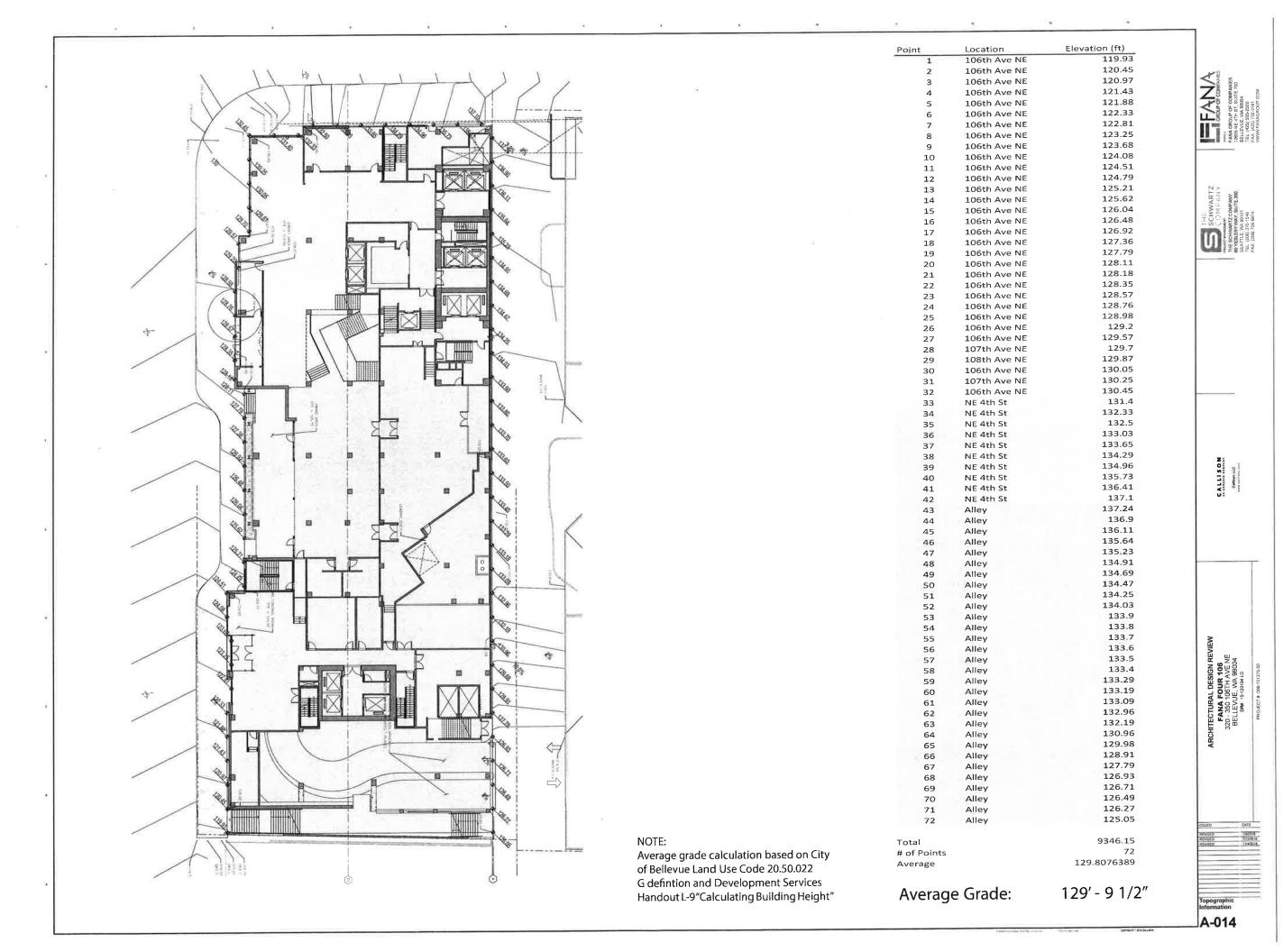
WANNESS

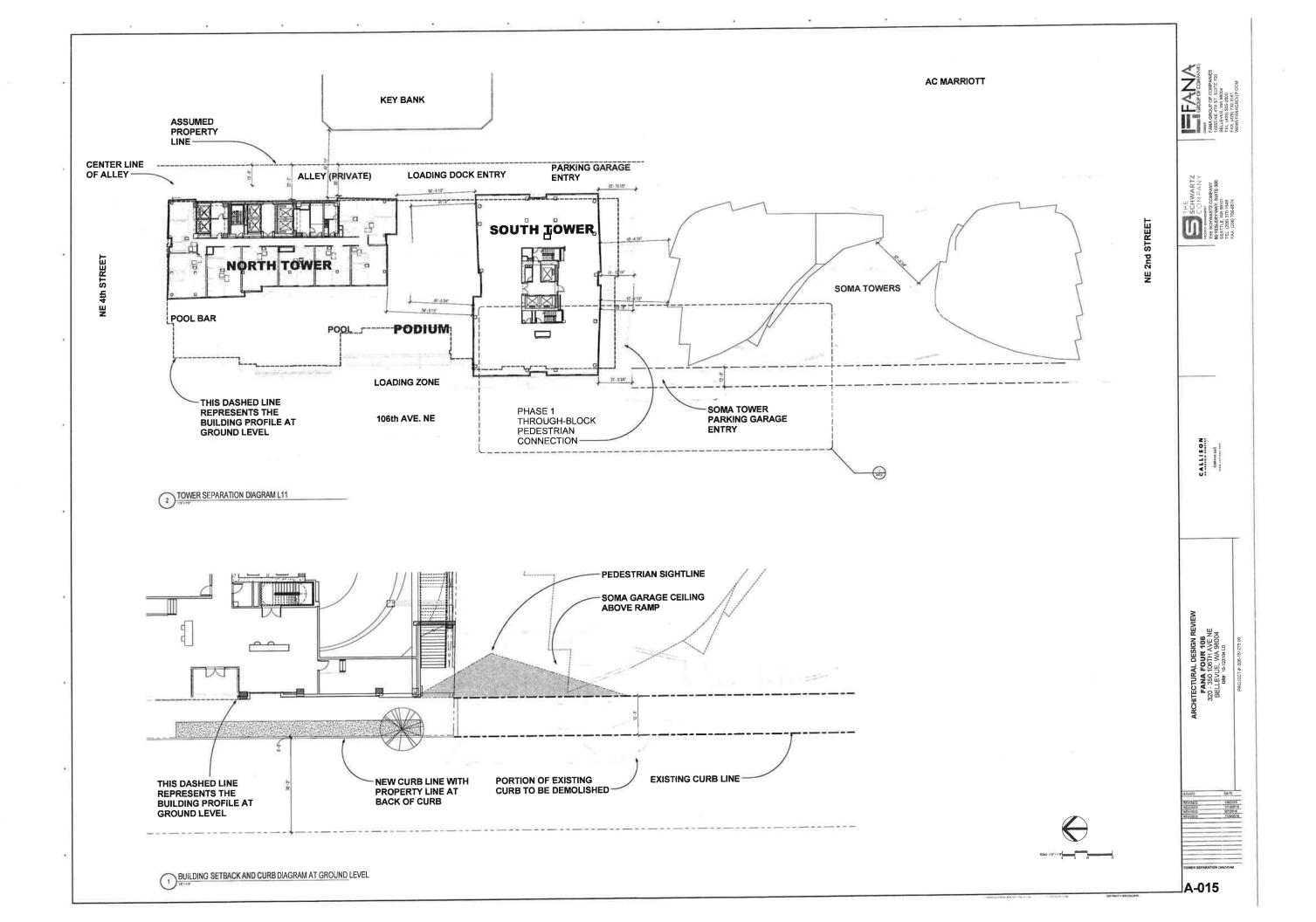
WA

CALLISON

A-013a







ATTACHMENT C (Certificate of Concurrency)

to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building This certificate documents the Transportation Department Director's decision that the development project at 320 − 106th Avenue NE (Design Review File No. 15-123104 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 317 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC CERTIFICATE OF CONCURRENCY **FANA 106** Director, Transportation Department Certificate No. 101 23.05.100E) Date